

BRIDGER TOWN COUNCIL AGENDA
MEETING TIME IS TUESDAY FEBRUARY 3, 2026 AT 7:00 PM,
BRIDGER TOWN HALL, 108 S D STREET

Tuesday February 3, 2026

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

PUBLIC COMMENT:

COMMITTEE REPORTS:

- Area Parks & Recreation District Report
- Planning Board
- Historic Preservation Commission Board
- Carbon County Conservation District
- Beartooth RC & D

BOARD APPOINTMENT:

- Historic Preservation
 - Dana Zier, term dates 02-01-2026 to 12-31-2026

LEASE AGREEMENTS:

- R&M Solutions
- High Point Accounting
- HDC, Inc
- Carbon Equipment
- Country Bumpkin
- Bridger Community Food Bank
- TCT

MMIA PROPERTY RENEWAL:

DISCUSSION / DECISION REGARDING THE OLD TOWN HALL:

- 206 S C St – old town shop
- 201 S B St – old town hall/shop

DISCUSSION REGARDING A NEW TOWN HALL:

CONSENT AGENDA:

- Approval of Minutes from Previous Meeting
 - January 5, 2026 Special Meeting
 - January 6, 2026 Regular Meeting
- Approve Claims
- Approve Payroll Summary
- Approve Journal Vouchers

TOWN ATTORNEY: Ray Kuntz

TOWN JUDGE: Bert Kraft

LIBRARY DIRECTOR: Krystal Zentner

PUBLIC WORKS DIRECTOR: Randy Novakovich

POLICE REPORT: Mike Buechler

TOWN CLERK: Kirstin Sweet

MAYOR / TOWN COUNCIL:

- This is a time when the Mayor or the Council members can bring a concern before the council that is not otherwise listed on the agenda. No action can be taken at this time. If action is necessary, the item will be put on the next meeting agenda.

ADJOURN:

Conduct at Public Meetings

The public is invited to speak on any item under discussion by the Council, after recognition by the presiding officer.

The speaker should stand, and for the record, give his/her name and address, and, if applicable, the person, firm or organization he/she represents. Comments should be limited to three (3) minutes unless approval by the presiding officer, and citizens requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.

Prepared statements are welcomed and should be given to the Clerk of the Council. Prepared statements that are also read, however, shall be deemed unduly repetitious. All prepared statements shall become part of the hearing record.

While the City Council is in session, those in attendance must preserve order and decorum. A member shall not delay or interrupt the proceedings or the peace of the Council, nor disturb any member while speaking or refuse to obey the orders of the Council or its presiding officer.

Any person making personal, impertinent or slanderous remarks or who shall become boisterous or disruptive during the Council meeting shall be forthwith barred from further presentation to the Council by the presiding officer, unless permission to continue be granted by the presiding officer or a majority vote of the Council.

The Bridger Town Council reserves the right to amend these rules of procedure as deemed necessary.

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March, 2026 by and between the TOWN OF BRIDGER, with a mailing address of 108 S. D Street, Bridger, Montana 59014, herein referred to as "LANDLORD," and R and M Solutions, INC with a mailing address of 108 S. D Street, Bridger, Montana, 59014, 406-860-9478, herein referred to as "TENANT."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by the Tenant, the Landlord does hereby rent and demise to the Tenant the premises herein described upon the terms and conditions set forth in this Lease Agreement.

1. **DESCRIPTION OF LEASED PREMISES**. The premises leased, hereinafter called "leased premises," are a portion of the building and parking lot located upon the following described real property located in Bridger, Carbon County, Montana:

.687 acres of land located approximately 200 feet north of the intersection of D Street and East Broadway in the Town of Bridger, Montana. The leased property borders D Street on the east side. A map showing the location of the leased property (on which the leased property is referenced "TEESDALE OIL LEASE") is attached hereto as Exhibit A and made part hereof by reference.

Additionally, the portion of the .687 acres leased by the Tenant as shown on attached footprint, the tenant's space is in gray.

2. **PRIMARY TERM-RENEWAL OPTION**. The lease term is for twelve (12) months beginning on the date this lease is signed by the parties and continuing to March 1, 2027. The parties may agree to extend this lease at the end of the lease period on the same terms and conditions as found herein based on availability. The Town of Bridger reserves the right to terminate the lease in the event that the Town sells the rental premises or has another use for the rental premises. The Town shall provide Lessee with 30 days-notice in the event to early termination.

Tenant must give Landlord at least 30 days advance written notice, prior to the expiration of the Lease, of his intent to renew. The parties must then agree upon the new rental prior to the expiration date.

3. **RENTAL**. Tenant agrees to pay Landlord for use of the leased premises a rental fee, in advance, in the amount of _____ **per month**. All rental payments shall be made payable to Landlord and mailed United States Mail to Town of Bridger, 108 S. D Street, Bridger, Montana 59014.
4. **TAXES AND INSURANCE**. The Tenant shall be responsible for any special use tax assessed by the County of Carbon and personal property/business liability insurance. The Landlord shall be responsible for all real property insurance.
5. **UTILITIES, COMMON AREA MAINTENANCE**. The tenant shall be responsible for heating, electrical, water and communications expenses related to the Premises.
6. **SECURITY DEPOSIT**. None.
7. **USE**. Tenant intends to use the Premises for production and storage of pallets. Tenant shall not commit waste upon the leased premises, and covenants and agrees to keep and maintain the premises in a clean and sanitary condition at all times at a standard comparable to its present condition. Upon termination of the tenancy, Tenant shall surrender the premises to the Landlord in as good a condition as when received, ordinary wear and tear excepted. Tenant shall ensure that all tenant's property, including without limitation equipment, materials, supplies and vehicles, remains on the portion of the premises leased to tenant and shall be responsible for ensuring that tenant's property does not interfere in any way with any other lessee or the use of the common areas by Landlord or lessees. For each day that tenant is in violation of this requirement, tenant shall pay Landlord \$10.00 per day.
8. **MAINTENANCE, REPAIR AND REPLACEMENT**. Tenant shall maintain, repair and replace all of the structural elements of the Premises. The heating, ventilation and air-conditioning system shall be maintained by Landlord.
9. **ALTERATIONS AND IMPROVEMENTS**. Tenant shall not make any alterations, improvements, or additions to or upon the leased premises without first obtaining the written consent of the Landlord. Landlord shall have the right to require Tenant to supply sufficient plans and specifications to permit

Landlord to evaluate the proposed alterations or improvements. No alterations or improvements may be made which will jeopardize or compromise the integrity or safety of the structure of the building or any of its systems or components. Any alterations, additions and improvements made by Tenant to or upon the leased premises shall be paid for by Tenant, unless otherwise agreed or provided for herein, and shall at once, when made or installed, become the property of Landlord.

10. FIXTURES AND EQUIPMENT. Tenant shall have the right to erect, install, maintain and operate on the leased premises such equipment and fixtures as are reasonably necessary or convenient to the operations to be conducted thereon. It is mutually agreed and understood that customary trade fixtures, equipment, and signs may be installed upon the leased premises. All trade fixtures and equipment shall be and remain the property of Tenant and may be removed by the Tenant any time during the term of this Lease or any renewals or extensions thereof. Any trade fixtures or equipment remaining on the leased premises ten (10) days after the expiration of the term of this Lease (including extensions), may, at Landlord's election, be conclusively deemed to have been abandoned by Tenant and all of Tenant's right, title or interest therein shall pass to Landlord. Alternatively, Landlord may elect to require Tenant to remove such property at Tenant's own expense.

11. INDEMNIFICATION FOR PUBLIC LIABILITY. Tenant covenants and agrees to indemnify and save Landlord harmless from any claim or demand of any kind or character whatever arising out of any act, transaction, or occurrence upon the leased premises throughout the term of this Lease or any renewals, extensions or holding over.

12. NON-DISCRIMINATION.

A. Civil Rights Act of 1964. Tenant will abide by the provisions of Title VI of the Civil Rights Act of 1964 which states that no person may, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

B. Section 109 of the Housing and Community Development Act of 1974 (Public Law 93-383, As

Amended. In the performance of this Lease Agreement, Tenant will obey the provision which states that “No person in the United States may, on the grounds of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1974, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, will also apply to any such program or activity.”

13. **DEFAULT**. In the event Tenant fails to pay any rent due hereunder or fails to keep or perform any of the other terms or conditions of this Lease, or otherwise breaches or defaults this Lease Agreement, then ten (10) days after written notice of default in the payment of rent, or twenty (20) days after notice of any other default, if such default has not been corrected, or if such default cannot be cured by payment of money and if Tenant shall not have commenced to cure such default and continued its efforts with due diligence, Landlord may resort to any and all legal remedies or combinations of remedies which Landlord may elect to assert including but not limited to one or more of the following:

- a. Re-enter the Premises by summary proceedings or otherwise and remove all persons and property thereof without liability to any person for damages sustained by reason of such removal;
- b. Declare this Lease cancelled;
- c. Sue for the rent due and to become due under the Lease;
- d. Sue for damages sustained by Landlord;
- e. Continue the Lease in effect and re-let said premises or any part thereof for the account of Tenant for such terms and at such rental or rentals and upon such terms and conditions as Landlord in his own discretion may deem advisable. Rentals received from such letting shall be applied (i) to the payment of any indebtedness, other than rent due hereunder from Tenant to Landlord, including costs of retaking possession and all attorneys fees incurred; (ii) to the payment of rent due and unpaid hereunder; and/or (iii) to the payment of any cost of such re-letting. Should such rentals received from re-letting during any month be less than that agreed to be paid during that month by Tenant hereunder, the Tenant shall be immediately

liable to Landlord for the deficiency.

No action of Landlord shall be construed as an election to terminate this Lease unless written notice of such intention be given to Tenant.

14. **NOTICES**. All notices required or permitted pursuant to this Lease shall be deemed to have been properly served if delivered in writing personally or by certified mail deposited in the United States Post Office, postage prepaid and addressed as follows:

TO LANDLORD: Town of Bridger
108 S. D Street
Bridger, Montana 59014

TO TENANT: R and M Solutions, INC
P.O. Box 733
Bridger, MT 59014

15. **ASSIGNMENT AND SUBLETTING**. Tenant may not assign or transfer this Lease, or sublet the premises or any part thereof. Any attempted assignment, transfer or subletting of this Lease or the premises or any part hereof or thereof shall be void *ab initio*.

16. **RIGHTS AND REMEDIES**. The various rights and remedies herein granted to Landlord shall be cumulative and in addition to others Landlord may be entitled to by law, and the exercise of one or more rights or remedies shall not impair Landlord's right to exercise any other right or remedy.

17. **INSPECTION AND ACCESS FOR REPAIR**. Tenant shall allow the Landlord's agent, at all reasonable times, free access to the demised premises for the purpose of examining and inspecting the same, and for the making of any needed structural repairs and alterations thereon which the Landlord may see fit to make, and Tenant shall not interfere with the Landlord in the performance of such acts.

18. **ATTORNEYS' FEES**. If it becomes necessary for either party to enforce any of the provisions of this Lease Agreement through legal action, it is understood and agreed that the prevailing party shall recover its reasonable attorney's fees, together with all costs and expenses pertaining thereto. In addition, either party shall also be entitled to recover attorney's fees and costs incurred in notifying

the other party of any default of this Lease Agreement.

19. QUIET ENJOYMENT. Landlord agrees that Tenant, upon paying the rent and performing the covenants of this Lease, shall quietly have, hold and enjoy the above-described premises during the term of this Lease, or any renewal or extensions thereof.

20. NON-WAIVER. No waiver of any breach of this Lease by Landlord shall be considered to be a waiver of any other subsequent breach.

21. HOLDING OVER MONTH-TO- MONTH TENANCY. Any holding over of this Lease or any renewal term shall be considered as a month-to-month rental rather than as a renewal.

22. TIME OF THE ESSENCE. Time is expressly declared to be of the essence of this Lease Agreement. All provisions of this Lease Agreement relating to time of performance of any duty, payment or obligation under this Lease Agreement shall be strictly construed.

23. ENTIRE AGREEMENT. Landlord and Tenant hereby agree that this Agreement represents the entire agreement between the parties hereto and that there are no other agreements, written or verbal, between the parties hereto pertaining to the premises. This Agreement may not be amended or supplemented orally but only by an agreement in writing which has been signed by the party against whom enforcement of any such amendment or supplement is sought.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

LANDLORD
TOWN OF BRIDGER

TENANT(s)
R and M Solutions, INC

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March 2026, by and between the TOWN OF BRIDGER, with a mailing address of 108 S. D Street, Bridger, Montana 59014, herein referred to as "LESSOR," and High Point Accounting, 633 East South Street Powell, WY 82435, herein referred to as "LESSEE."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by Lessee, Lessor does hereby rent and demise to Lessee the premises herein described upon the terms and conditions set forth in this Lease Agreement.

- 1. DESCRIPTION OF LEASED PREMISES.** The premises leased, hereinafter called "leased premises," is described as a 50' by 100' enclosed area of the building located in Lot 1 of the Bridger Industrial Park, Bridger, Montana (Building) per the attached map with access to the bathroom. (see attached footprint attached hereto as Exhibit 1, tenant's space is in *purple*).
- 2. PRIMARY TERM-RENEWAL OPTION.** The Lease term is granted for a period from **March 1, 2026 through March 1, 2027**. The Town of Bridger reserves the right to terminate the lease in the event that the Town sells the rental premises. The Town shall provide Lessee with 30 days notice in the event to early termination.

Lessee must give Lessor at least 30 days advance written notice, prior to the expiration of the Lease, of Lessee's intent to renew. The parties must then agree upon the new rental prior to the expiration date.

- 3. RENTAL.** Tenant agrees to pay Landlord for use of the leased premises a rental fee, in advance, in the amount of _____ **per month**. All rental payments shall be made payable to Landlord and mailed United States Mail to Town of Bridger, 108 S. D Street, Bridger, Montana 59014.
- 4. TAXES AND INSURANCE.** Lessor shall be responsible for real property taxes and structural liability insurance. Lessee shall be responsible for personal property taxes and personal

property/business liability insurance. Lessee shall have Lessor named as an additional insured on Lessee's policy of insurance. Lessee shall be responsible for any special use tax assessed by the County of Carbon (if any).

5. **UTILITIES, COMMON AREA MAINTENANCE.** "Base utilities" are the minimal utility costs the landlord would incur if the building were vacant in order to keep the sprinkler system lines from freezing in the winter. The historical base utilities average \$8,000 annually. Should the annual utility costs for the building exceed \$8,000 in any one calendar year, the tenant shall be charged for their proportionate share of the utility's cost in excess of \$8,000.
6. **USE.** Lessee plans to use the leased premises for operation of an accounting firm. Lessee shall not commit waste upon the leased premises, and covenants and agrees to keep and maintain the premises in a clean and sanitary condition at all times at a standard comparable to its present condition. Upon termination of the tenancy, Lessee shall surrender the premises to the Lessor in as good a condition as when received, ordinary wear and tear excepted.
7. **UPKEEP.** The Lessee shall regularly clean all areas used by the Lessee including the bathrooms.
8. **MAINTENANCE, REPAIR AND REPLACEMENT.** Lessor shall maintain, repair and replace all of the structural elements of the Premises. The heating, ventilation and air-conditioning system shall be maintained by Lessor.
9. **ALTERATIONS AND IMPROVEMENTS.** Lessee shall not make any alterations, improvements, or additions to or upon the leased premises without first obtaining the written consent of the Lessor. Lessor shall have the right to require Lessee to supply sufficient plans and specifications to permit Lessor to evaluate the proposed alterations or improvements. No alterations or improvements may be made which will jeopardize or compromise the integrity or safety of the structure of the building or any of its systems or components. Any alterations, additions and improvements made by Lessee

to or upon the leased premises shall be paid for by Lessee, unless otherwise agreed or provided for herein, and shall at once, when made or installed, become the property of Lessor.

a. Initial Improvements. Lessor and Lessee have agreed that Lessee will make improvements and additions to the premises to make the premises suitable for a professional accounting firm. Lessee will do the work with the exception of electrical work which needs to be done by a licensed electrician. Lessor will pay for the licensed electrician; all materials needed for the improvements and will pull the building permit from the state. Lessor shall review and approve, in its sole discretion, the materials required for the improvements before being obligated to pay for said materials.

10. FIXTURES AND EQUIPMENT. Lessee shall have the right to erect, install, maintain and operate on the leased premises such equipment and fixtures as are reasonably necessary or convenient to the operations to be conducted thereon. It is mutually agreed and understood that customary trade fixtures, equipment, and signs may be installed upon the leased premises. All trade fixtures and equipment shall be and shall remain the property of Lessee and may be removed by Lessee any time during the term of this Lease or any renewals or extensions thereof. Any trade fixtures or equipment remaining on the leased premises ten (10) days after the expiration of the term of this Lease (including extensions), may, at Lessor's election, be conclusively deemed to have been abandoned by Lessee and all of Lessee's right, title or interest therein shall pass to Lessor. Alternatively, Lessor may elect to require Lessee to remove such property at Lessee's own expense.

11. INDEMNIFICATION FOR PUBLIC LIABILITY. Lessee covenants and agrees to indemnify and hold Lessor harmless from any claim or demand of any kind or character whatever arising out of any act, transaction, or occurrence upon the leased premises throughout the term of this Lease or any renewals, extensions or holding over.

12. NON-DISCRIMINATION.

A. Civil Rights Act of 1964. Lessee will abide by the provisions of Title VI of the Civil Rights Act

of 1964 which states that no person may, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

B. Section 109 of the Housing and Community Development Act of 1974 (Public Law 93-383,

As Amended. In the performance of this Lease Agreement, Lessee will obey the provision which states that “No person in the United States may, on the grounds of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1974, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, will also apply to any such program or activity.”

13. DEFAULT. In the event Lessee fails to keep or perform any of the terms or conditions of this Lease, or otherwise breaches or defaults this Lease Agreement, then twenty (20) days after notice of any default, if such default has not been corrected, or if such default cannot be cured by payment of money and if Lessee shall not have commenced to cure such default and continued its efforts with due diligence, Lessor may resort to any and all legal remedies or combinations of remedies which Lessor may elect to assert including but not limited to one or more of the following:

- a. Re-enter the Premises by summary proceedings or otherwise and remove all persons and property thereof without liability to any person for damages sustained by reason of such removal;
- b. Declare this Lease cancelled;
- c. Sue for the rent due and to become due under the Lease;
- d. Sue for damages sustained by Lessor;
- e. Continue the Lease in effect and re-let said premises or any part thereof for the account of Lessee for such terms and at such rental or rentals and upon such terms and conditions as Lessor in his own discretion may deem advisable. Rentals received from such letting shall be applied (i) to the payment of any indebtedness, other than rent due hereunder from Lessee to Lessor, including costs of retaking possession and all attorney’s fees incurred; (ii) to the payment of rent due and unpaid hereunder; and/or (iii) to the payment of any cost of such re-

letting. Should such rentals received from re-letting during any month be less than that agreed to be paid during that month by Lessee hereunder, the Lessee shall be immediately liable to Lessor for the deficiency.

No action of Lessor shall be construed as an election to terminate this Lease unless written notice of such intention is given to Lessee.

14. NOTICES. All notices required or permitted pursuant to this Lease shall be deemed to have been properly served if delivered in writing personally or by certified mail deposited in the United States Post Office, postage prepaid and addressed as follows:

TO LESSOR: Town of Bridger
 108 S. D Street
 Bridger, Montana 59014
 406-662-3677

TO LESSEE: High Point Accounting
 633 East South Street Powell, WY 82435
 Phone: 307-899-1742

15. ASSIGNMENT AND SUBLETTING. Lessee may not assign or transfer this Lease or sublet the premises or any part thereof without prior permission of Lessor.

16. RIGHTS AND REMEDIES. The various rights and remedies herein granted to Lessor shall be cumulative and in addition to others Lessor may be entitled to by law, and the exercise of one or more rights or remedies shall not impair Lessor's right to exercise any other right or remedy.

17. INSPECTION AND ACCESS FOR REPAIR. Lessee shall allow the Lessor's agent, at all reasonable times, free access to the demised premises for the purpose of examining and inspecting the same, and for the making of any needed structural repairs and alterations thereon which the Lessor may see fit to make, and Lessee shall not interfere with the Lessor in the performance of such acts.

18. ATTORNEYS' FEES. If it becomes necessary for either party to enforce any of the provisions of this Lease Agreement through legal action, it is understood and agreed that the prevailing party shall recover its reasonable attorney's fees, together with all costs and expenses pertaining thereto. In addition, either party shall also be entitled to recover attorney's fees and costs incurred in notifying

the other party of any default of this Lease Agreement.

19. QUIET ENJOYMENT. Lessor agrees that Lessee, upon paying the rent and performing the covenants of this Lease, shall quietly have, hold and enjoy the above-described premises during the term of this Lease, or any renewal or extensions thereof.

20. NON-WAIVER. No waiver of any breach of this Lease by Lessor shall be considered to be a waiver of any other subsequent breach.

21. HOLDING OVER MONTH-TO- MONTH TENANCY. Any holding over of this Lease or any renewal term shall be considered as a month-to-month rental rather than as a renewal.

22. TIME OF THE ESSENCE. Time is expressly declared to be of the essence of this Lease Agreement. All provisions of this Lease Agreement relating to time of performance of any duty, payment or obligation under this Lease Agreement shall be strictly construed.

23. ENTIRE AGREEMENT. Lessee and Lessor hereby agree that this Agreement represents the entire agreement between the parties hereto and that there are no other agreements, written or verbal, between the parties hereto pertaining to the premises. This Agreement may not be amended or supplemented orally but only by an agreement in writing which has been signed by the party against whom enforcement of any such amendment or supplement is sought.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

LESSOR

Mayor
TOWN OF BRIDGER

LESSEE

Sara Skalsky
High Point Accounting

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March 2026 by and between the TOWN OF BRIDGER, with a mailing address of 108 S. D Street, Bridger, Montana 59014, herein referred to as "LANDLORD," and HDC, Incorporated, with a mailing address of PO Box 548, Bridger, MT 59014, herein referred to as "TENANT."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by Tenant, Landlord does hereby rent and demise to Tenant the premises herein described upon the terms and conditions set forth in this Lease Agreement.

1. **DESCRIPTION OF LEASED PREMISES**. The premises leased, hereinafter called "leased premises," consists of a space approximately 50' by 100' in a portion of the Factory Building located in Lot 1 of the Bridger Industrial Park, Bridger, Montana (Building) (see attached footprint attached hereto as Exhibit 1, tenant's space is in *red*).

2. **PRIMARY TERM**. The lease term is for **twelve (12) months** beginning on the date this lease is signed by the parties and continuing to March 1, 2027. The parties may agree to extend this lease at the end of the lease period on the same terms and conditions as found herein based on availability. The Town of Bridger reserves the right to terminate the lease in the event that the Town sells the rental premises or has another use for the rental premises. The Town shall provide Lessee with 30 days notice in the event to early termination.

3. **RENTAL**. Lessee agrees to pay Lessor for use of the leased premises a rental fee, commencing on the date of occupancy, in the amount of _____ **per month**. All rental payments shall be made payable to Lessor and mailed United States Mail to 108 South D. Street, Bridger, Montana 59014.

4. **TAXES AND INSURANCE.** Tenant shall be responsible for any special use tax assessed by the County of Carbon and personal property/business liability insurance. The County will bill the tenant directly for the special use tax. The Landlord shall be responsible for all real property insurance.

5. **UTILITIES, COMMON AREA MAINTENANCE.** "Base utilities" are the minimal utility costs the landlord would incur if the building were vacant in order to keep the sprinkler system lines from freezing in the winter. The historical base utilities average \$8,000 annually. Should the annual utility costs for the building exceed \$8,000 in any one calendar year, the tenant shall be charged for their proportionate share of the utility costs in excess of \$8,000.

6. **USE.** Tenant intends to use the Premises for seed storage and equipment. Upon termination of the tenancy, Tenant shall surrender the premises to the Landlord in as good a condition as when received, ordinary wear and tear excepted. Tenant also agrees that said uses shall not create environmental issues to the detriment of the property or other tenants.

The areas adjacent to the loading docks inside and outside the building shall be kept clear of any materials, debris or vehicles of any kind except for loading and unloading of materials and product.

7. **MAINTENANCE, REPAIR AND REPLACEMENT.** Tenant shall maintain the interior of the leased Premises. The Landlord will assess Tenant for its pro-rata share of any maintenance/repairs to the building's heating, ventilation and air-conditioning systems servicing Tenant's leased Premises. Tenant shall give Landlord written notice of any needed maintenance and repairs.

8. **SIGNAGE.** Tenant shall be allowed to place signage on building with Landlord's pre-approval. Tenant shall be responsible for all costs associated with design, installation, maintenance, and removal of signage upon proposed lease termination.

9. TENANT'S IMPROVEMENTS. Tenant shall not make any alterations, improvements, or additions to or upon the leased premises without first obtaining the written consent of the Landlord. Any alterations, additions and improvements made by Tenant to or upon the leased premises shall be paid for by the Tenant. Unless otherwise agreed or provided for herein, the alterations, additions and improvements become the property of Landlord upon termination of the lease.

10. INDEMNIFICATION FOR PUBLIC LIABILITY. Tenant covenants and agrees to indemnify and save Landlord harmless from any claim or demand of any kind or character whatever arising out of any act, transaction, or occurrence of Tenant upon the leased premises throughout the term of this Lease or any renewals, extensions or holding over.

11. NON-DISCRIMINATION.

A. Civil Rights Act of 1964. Tenant will abide by the provisions of Title VI of the Civil Rights Act of 1964 which states that no person may, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

B. Section 109 of the Housing and Community Development Act of 1974 (Public Law 93-383, As Amended). In the performance of this Lease Agreement, Tenant will obey the provision which states that "No person in the United States may, on the grounds of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1974, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, will also apply to any such program or activity."

12. ASSIGNMENT AND SUBLETTING. Tenant shall not assign or transfer this Lease or sublet the premises or any part thereof.

13. INSPECTION AND ACCESS FOR REPAIR. Tenant shall allow the Landlord's agent, at all reasonable times, free access to the demised premises for the purpose of examining and inspecting the same, and for the making of any needed structural repairs and alterations thereon which the Landlord may see fit to make, and Tenant shall not interfere with the Landlord in the performance of such acts.

14. DEFAULT. In the event Tenant fails to pay any rent due hereunder or fails to keep or perform any of the other terms or conditions of this Lease, or otherwise breaches or defaults this Lease Agreement, then ten (10) days after written notice of default in the payment of rent, or twenty (20) days after notice of any other default, if such default has not been corrected, or if such default cannot be cured by payment of money and if Tenant shall not have commenced to cure such default and continued its efforts with due diligence, Landlord may resort to any and all legal remedies or combinations of remedies which Landlord may elect to assert including but not limited to one or more of the following:

- a. Re-enter the Premises by summary proceedings or otherwise and remove all persons and property thereof without liability to any person for damages sustained by reason of such removal.
- b. Declare this Lease cancelled.
- c. Sue for the rent due and to become due under the Lease.
- d. Sue for damages sustained by Landlord.
- e. Continue the Lease in effect and re-let said premises or any part thereof for the account of Tenant for such terms and at such rental or rentals and upon such terms and conditions as Landlord in its own discretion may deem advisable. Rentals received from such letting shall be applied (i) to the payment of any indebtedness, other than rent due hereunder from Tenant to Landlord, including costs of retaking possession and all attorneys' fees incurred; (ii) to the payment of rent due and unpaid hereunder; and/or (iii) to the payment of any cost

of such re-letting. Should such rentals received from re-letting during any month be less than that agreed to be paid during that month by Tenant hereunder, the Tenant shall be immediately liable to Landlord for the deficiency.

No action of the Landlord shall be construed as an election to terminate this Lease unless written notice of such intention be given to Tenant.

15. NOTICES. All notices required or permitted pursuant to this Lease shall be deemed to have been properly served if delivered in writing personally or by certified mail deposited in the United States Post Office, postage prepaid and addressed as follows:

TO LESSOR: Town of Bridger
108 S. D Street
Bridger, Montana 59014

TO LESSEE: HDC, Incorporated
P.O. Box 548
Bridger, MT 59014

16. RIGHTS AND REMEDIES. The various rights and remedies herein granted to Landlord shall be cumulative and in addition to others Landlord may be entitled to by law, and the exercise of one or more rights or remedies shall not impair Landlord's right to exercise any other right or remedy.

17. ATTORNEYS' FEES. If it becomes necessary for either party to enforce any of the provisions of this Lease Agreement through legal action, it is understood and agreed that the prevailing party shall recover its reasonable attorney's fees, together with all costs and expenses pertaining thereto. Also, either party shall also be entitled to recover attorney's fees and costs incurred in notifying the other party of any default of this Lease Agreement.

18. NON-WAIVER. No waiver of any breach of this Lease by Landlord shall be considered to be a waiver of any other subsequent breach.

19. HOLDING OVER MONTH-TO- MONTH TENANCY. Any holding over of this Lease or any renewal term shall be considered as a month-to-month rental rather than as a renewal.

20. TIME OF THE ESSENCE. Time is expressly declared to be of the essence of this Lease Agreement. All provisions of this Lease Agreement relating to time of performance of any duty, payment or obligation under this Lease Agreement shall be strictly construed.

21. ENTIRE AGREEMENT. Tenant and Landlord hereby agree that this Agreement represents the entire agreement between the parties hereto and that there are no other agreements, written or verbal, between the parties hereto pertaining to the premises. This Agreement may not be amended or supplemented orally but must be in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto having executed this instrument on the day and year first above written.

LESSOR

TOWN OF BRIDGER

BY _____

LESSEE

HDC, Incorporated

BY _____

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March 2026 by and between the TOWN OF BRIDGER, with a mailing address of 108 South D. Street, Bridger, Montana 59014, herein referred to as "LESSOR," and Carbon Equipment Repair, LLC., with a mailing address of P.O. Box 732, Bridger 59014, herein referred to as "LESSEE."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by Lessee, Lessor does hereby rent and demise to Lessee the premises herein described upon the terms and conditions set forth in this Lease Agreement.

1. **DESCRIPTION OF LEASED PREMISES.** The premises leased, hereinafter called "leased premises" is described as a space located inside the "Factory Building" located at 206 North D Street, Bridger, Montana 59014. The space leased will be a 75 ft by 60 ft space indoor and a 6300 square foot space outdoor. All spaces are outlined in GREEN on the map attached hereto.
2. **PRIMARY TERM.** The lease term is for twelve (12) months beginning on the date this lease is signed by the parties and continuing to March 1, 2027. The Town of Bridger reserves the right to terminate the lease in the event that the Town sells the rental premises or has another use for the rental premises. The Town shall provide Lessee with 30 days-notice in the event to early termination.
3. **RENTAL.** Lessee agrees to pay Lessor for use of the leased premises a rental fee, commencing on the date of occupancy, in the amount of _____ **per month.** All rental payments shall be made payable to Lessor and mailed United States Mail to 108 South D. Street, Bridger, Montana 59014.
4. **TAXES AND INSURANCE.** Lessor shall be responsible for real property taxes & structural/liability insurance. Lessee shall be responsible for personal property taxes and personal property/business liability insurance. The Lessee also agrees to add the Town of Bridger to its business liability insurance as a second insured.

5. **UTILITIES, COMMON AREA MAINTENANCE.** "Base utilities" are the minimal utility costs the landlord would incur if the building were vacant in order to keep the sprinkler system lines from freezing in the winter. The historical base utilities average \$8,000 annually. Should the annual utility costs for the building exceed \$8,000 in any one calendar year, the tenant shall be charged for their proportionate share of the utility's costs in excess of \$8,000.
6. **USE.** Lessee shall not commit waste upon the leased premises, and covenant and agree to keep and maintain the premises in a clean and sanitary condition at all times at a standard comparable to its present condition. Upon termination of the tenancy, Lessees shall surrender the premises to the Lessor in as good a condition as when received, ordinary wear and tear excepted.
7. **MAINTENANCE, REPAIR AND REPLACEMENT.** Lessor shall maintain, repair and replace all of the structural elements of the Premises. The heating, ventilation and air-conditioning system shall be maintained by Lessor.
8. **ALTERATIONS AND IMPROVEMENTS.** Lessee shall not make any alterations, improvements, or additions to or upon the leased premises without first obtaining the written consent of the Lessor. Lessor shall have the right to require Lessees to supply sufficient plans and specifications to permit Lessor to evaluate the proposed alterations or improvements. No alterations or improvements may be made which will jeopardize or compromise the integrity or safety of the structure of the building or any of its systems or components. Any alterations, additions and improvements made by Lessees to or upon the leased premises shall be paid for by Lessees, unless otherwise agreed or provided for herein, and shall at once, when made or installed, become the property of Lessor.
9. **FIXTURES AND EQUIPMENT.** Lessee shall have the right to erect, install, maintain and operate on the leased premises such equipment and fixtures as are reasonably necessary or convenient to the operations to be conducted thereon. It is mutually agreed and understood that customary trade fixtures, equipment, and signs may be installed upon the leased premises. All trade fixtures

and equipment shall be and remain the property of Lessees and may be removed by Lessees any time during the term of this Lease or any renewals or extensions thereof. Any trade fixtures or equipment remaining on the leased premises ten (10) days after the expiration of the term of this Lease (including extensions), may, at Lessor's election, be conclusively deemed to have been abandoned by Lessees and all of Lessees' rights, title or interest therein shall pass to Lessor. Alternatively, Lessor may elect to require Lessee to remove such property at Lessee's own expense.

10. **INDEMNIFICATION FOR PUBLIC LIABILITY.** Lessee covenants and agrees to indemnify and save Lessor harmless from any claim or demand of any kind or character whatever arising out of any act, transaction, or occurrence upon the leased premises throughout the term of this Lease or any renewals, extensions or holding over.

11. **NON-DISCRIMINATION.**

A. **Civil Rights Act of 1964.** Lessees will abide by the provisions of Title VI of the Civil Rights Act of 1964 which states that no person may, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

B. **Section 109 of the Housing and Community Development Act of 1974 (Public Law 93-383, As Amended).** In the performance of this Lease Agreement, Lessee will obey the provision which states that "No person in the United States may, on the grounds of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1974, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, will also apply to any such program or activity."

12. DEFAULT. In the event Lessees fail to pay any rent due hereunder or fail to keep or perform any of the other terms or conditions of this Lease, or otherwise breach or default this Lease Agreement, then ten (10) days after written notice of default in the payment of rent, or twenty (20) days after notice of any other default, if such default has not been corrected, or if such default cannot be cured by payment of money and if Lessee shall not have commenced to cure such default and continued its efforts with due diligence, Lessor may resort to any and all legal remedies or combinations of remedies which Lessor may elect to assert including but not limited to one or more of the following:

- a. Re-enter the Premises by summary proceedings or otherwise and remove all persons and property thereof without liability to any person for damages sustained by reason of such removal.
- b. Declare this Lease cancelled.
- c. Sue for the rent due and to become due under the Lease.
- d. Sue for damages sustained by Lessor.
- e. Continue the Lease in effect and re-let said premises or any part thereof for the account of Lessees for such terms and at such rental or rentals and upon such terms and conditions as Lessor in his own discretion may deem advisable. Rentals received from such letting shall be applied (i) to the payment of any indebtedness, other than rent due hereunder from Lessees to Lessor, including costs of retaking possession and all attorney fees incurred; (ii) to the payment of rent due and unpaid hereunder; and/or (iii) to the payment of any cost of such re-letting. Should such rentals received from re-letting during any month be less than that agreed to be paid during that month by Lessees hereunder, the Lessees shall be immediately liable to Lessor for the deficiency.

No action of Lessor shall be construed as an election to terminate this Lease unless written notice of such intention be given to Lessees.

13. **NOTICES**. All notices required or permitted pursuant to this Lease shall be deemed to have been properly served if delivered in writing personally or by certified mail deposited in the United States Post Office, postage prepaid and addressed as follows:

TO LESSOR: Town of Bridger
108 South D. Street
Bridger, Montana 59014

TO LESSEE: Carbon Equipment Repair, LLC
P.O. Box 732
Bridger, MT 59014

14. **ASSIGNMENT AND SUBLETTING**. Lessee may not assign or transfer this Lease or sublet the premises or any part thereof without prior permission of Lessor.

15. **RIGHTS AND REMEDIES**. The various rights and remedies herein granted to Lessor shall be cumulative and in addition to others Lessor may be entitled to by law, and the exercise of one or more rights or remedies shall not impair Lessor's right to exercise any other right or remedy.

16. **INSPECTION AND ACCESS FOR REPAIR**. Lessee shall allow the Lessor's agent, at all reasonable times, free access to the premises for the purpose of examining and inspecting the same, and for the making of any needed structural repairs and alterations thereon which the Lessor may see fit to make, and Lessees shall not interfere with the Lessor in the performance of such acts.

17. **ATTORNEYS' FEES**. If it becomes necessary for either party to enforce any of the provisions of this Lease Agreement through legal action, it is understood and agreed that the prevailing party shall recover its reasonable attorney's fees, together with all costs and expenses pertaining thereto. In addition, either party shall also be entitled to recover attorney's fees and costs incurred in notifying the other party of any default of this Lease Agreement.

18. **QUIET ENJOYMENT**. Lessor agrees that Lessees, upon paying the rent and performing the covenants of this Lease, shall quietly have, hold and enjoy the above-described premises during the term of this Lease, or any renewal or extensions thereof.

19. **NON-WAIVER**. No waiver of any breach of this Lease by Lessor shall be considered to be a waiver of any other subsequent breach.

20. **HOLDING OVER MONTH-TO- MONTH TENANCY**. Any holding over of this Lease shall be considered as a month-to-month rental rather than as a renewal.

21. **TIME OF THE ESSENCE**. Time is expressly declared to be of the essence of this Lease Agreement. All provisions of this Lease Agreement relating to time of performance of any duty, payment or obligation under this Lease Agreement shall be strictly construed.

22. **ENTIRE AGREEMENT**. Lessee and Lessor hereby agree that this Agreement represents the entire agreement between the parties hereto and that there are no other agreements, written or verbal, between the parties hereto pertaining to the premises. This Agreement may not be amended or supplemented orally but only by an agreement in writing which has been signed by the party against whom enforcement of any such amendment or supplement is sought.

IN WITNESS WHEREOF, the parties hereto having executed this instrument on the day and year first above written.

LESSOR

TOWN OF BRIDGER

BY _____

LESSEE

CARBON EQUIPMENT REPAIR, LLC

BY _____

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March 2026, by and between the TOWN OF BRIDGER, with a mailing address of 108 South D. Street, Bridger, Montana 59014, herein referred to as "LESSOR," and Shannie DeRudder (Country Bumpkin Candles) of P.O. Box 603, Bridger 59014, herein referred to as "LESSEE."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by Lessee, Lessor does hereby rent and demise to Lessee the premises herein described upon the terms and conditions set forth in this Lease Agreement.

- 1. DESCRIPTION OF LEASED PREMISES.** The premises leased, hereinafter called "leased premises," consists of a space approximately 35' by 80' in a portion of the Factory Building located in Lot 1 of the Bridger Industrial Park, Bridger, Montana (Building) (see attached footprint attached hereto as Exhibit 1, tenant's space is in *pink*).
- 2. PRIMARY TERM.** The lease term is for 12 months beginning March 1, 2026 and continuing through March 1, 2027. The Town of Bridger reserves the right to terminate the lease in the event that the Town sells the rental premises or has another use for the rental property. The Town shall provide Lessee with 30 days-notice in the event to early termination.
- 3. RENTAL.** Lessee agrees to pay Lessor for use of the leased premises a rental fee, commencing on the date of occupancy, in the amount of _____ **per month**. All rental payments shall be made payable to Lessor and mailed United States Mail to 108 South D. Street, Bridger, Montana 59014.
- 4. TAXES AND INSURANCE.** Lessor shall be responsible for real property taxes & structural/liability insurance. Lessee shall be responsible for personal property taxes and personal property/business liability insurance.
- 5. UTILITIES, COMMON AREA MAINTENANCE.** "Base utilities" are the minimal utility costs the landlord would incur if the building were vacant in order to keep the sprinkler system lines

from freezing in the winter. The historical base utilities average \$8,000 annually. Should the annual utility costs for the building exceed \$8,000 in any one calendar year, the tenant shall be charged for their proportionate share of the utility costs in excess of \$8,000.

6. **USE**. Lessee shall not commit waste upon the leased premises, and covenant and agree to keep and maintain the premises in a clean and sanitary condition at all times at a standard comparable to its present condition. Upon termination of the tenancy, Lessees shall surrender the premises to the Lessor in as good a condition as when received, ordinary wear and tear excepted.
7. **MAINTENANCE, REPAIR AND REPLACEMENT**. Lessor shall maintain, repair and replace all of the structural elements of the Premises. The heating, ventilation and air-conditioning system shall be maintained by Lessor.
8. **ALTERATIONS AND IMPROVEMENTS**. Lessee shall not make any alterations, improvements, or additions to or upon the leased premises without first obtaining the written consent of the Lessor. Lessor shall have the right to require Lessees to supply sufficient plans and specifications to permit Lessor to evaluate the proposed alterations or improvements. No alterations or improvements may be made which will jeopardize or compromise the integrity or safety of the structure of the building or any of its systems or components. Any alterations, additions and improvements made by Lessees to or upon the leased premises shall be paid for by Lessees, unless otherwise agreed or provided for herein, and shall at once, when made or installed, become the property of Lessor.
9. **FIXTURES AND EQUIPMENT**. Lessee shall have the right to erect, install, maintain and operate on the leased premises such equipment and fixtures as are reasonably necessary or convenient to the operations to be conducted thereon. It is mutually agreed and understood that customary trade fixtures, equipment, and signs may be installed upon the leased premises. All trade fixtures and equipment shall be and remain the property of Lessees and may be removed by Lessees any time during the term of this Lease or any

renewals or extensions thereof. Any trade fixtures or equipment remaining on the leased premises ten (10) days after the expiration of the term of this Lease (including extensions), may, at Lessor's election, be conclusively deemed to have been abandoned by Lessees and all of Lessees' rights, title or interest therein shall pass to Lessor. Alternatively, Lessor may elect to require Lessee to remove such property at Lessee's own expense.

10. INDEMNIFICATION FOR PUBLIC LIABILITY. Lessee covenants and agrees to indemnify and save Lessor harmless from any claim or demand of any kind or character whatever arising out of any act, transaction, or occurrence upon the leased premises throughout the term of this Lease or any renewals, extensions or holding over.

11. NON-DISCRIMINATION.

A. Civil Rights Act of 1964. Lessees will abide by the provisions of Title VI of the Civil Rights Act of 1964 which states that no person may, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

B. Section 109 of the Housing and Community Development Act of 1974 (Public Law 93-383, As Amended). In the performance of this Lease Agreement, Lessee will obey the provision which states that "No person in the United States may, on the grounds of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1974, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, will also apply to any such program or activity."

12. DEFAULT. In the event Lessees fail to pay any rent due hereunder or fail to keep or perform any of the other terms or conditions of this Lease, or otherwise breach or default this Lease

Agreement, then ten (10) days after written notice of default in the payment of rent, or twenty (20) days after notice of any other default, if such default has not been corrected, or if such default cannot be cured by payment of money and if Lessee shall not have commenced to cure such default and continued its efforts with due diligence, Lessor may resort to any and all legal remedies or combinations of remedies which Lessor may elect to assert including but not limited to one or more of the following:

- a. Re-enter the Premises by summary proceedings or otherwise and remove all persons and property thereof without liability to any person for damages sustained by reason of such removal.
- b. Declare this Lease cancelled.
- c. Sue for the rent due and to become due under the Lease.
- d. Sue for damages sustained by Lessor.
- e. Continue the Lease in effect and re-let said premises or any part thereof for the account of Lessees for such terms and at such rental or rentals and upon such terms and conditions as Lessor in his own discretion may deem advisable. Rentals received from such letting shall be applied (i) to the payment of any indebtedness, other than rent due hereunder from Lessees to Lessor, including costs of retaking possession and all attorney fees incurred; (ii) to the payment of rent due and unpaid hereunder; and/or (iii) to the payment of any cost of such re-letting. Should such rentals received from re-letting during any month be less than that agreed to be paid during that month by Lessees hereunder, the Lessees shall be immediately liable to Lessor for the deficiency.

No action of Lessor shall be construed as an election to terminate this Lease unless written notice of such intention be given to Lessees.

13. NOTICES. All notices required or permitted pursuant to this Lease shall be deemed to have been properly served if delivered in writing personally or by certified mail deposited in the United States Post Office, postage prepaid and addressed as follows:

TO LESSOR: Town of Bridger
108 South D. Street
Bridger, Montana 59014

TO LESSEE: Country Bumpkin Candles/Shannie
Shannie DeRudder,
P.O. Box 603
Bridger 59014

14. ASSIGNMENT AND SUBLETTING. Lessee may not assign or transfer this Lease or sublet the premises or any part thereof without prior permission of Lessor.

15. RIGHTS AND REMEDIES. The various rights and remedies herein granted to Lessor shall be cumulative and in addition to others Lessor may be entitled to by law, and the exercise of one or more rights or remedies shall not impair Lessor's right to exercise any other right or remedy.

16. INSPECTION AND ACCESS FOR REPAIR. Lessee shall allow the Lessor's agent, at all reasonable times, free access to the premises for the purpose of examining and inspecting the same, and for the making of any needed structural repairs and alterations thereon which the Lessor may see fit to make, and Lessees shall not interfere with the Lessor in the performance of such acts.

17. ATTORNEYS' FEES. If it becomes necessary for either party to enforce any of the provisions of this Lease Agreement through legal action, it is understood and agreed that the prevailing party shall recover its reasonable attorney's fees, together with all costs and expenses pertaining thereto. In addition, either party shall also be entitled to recover attorney's fees and costs incurred in notifying the other party of any default of this Lease Agreement.

18. QUIET ENJOYMENT. Lessor agrees that Lessees, upon paying the rent and performing the covenants of this Lease, shall quietly have, hold and enjoy the above-described premises during the term of this Lease, or any renewal or extensions thereof.

19. NON-WAIVER. No waiver of any breach of this Lease by Lessor shall be considered to be a waiver of any other subsequent breach.

20. HOLDING OVER MONTH-TO- MONTH TENANCY. Any holding over of this Lease or any renewal term shall be considered as a month-to-month rental rather than as a renewal.

21. TIME OF THE ESSENCE. Time is expressly declared to be of the essence of this Lease Agreement. All provisions of this Lease Agreement relating to time of performance of any duty, payment or obligation under this Lease Agreement shall be strictly construed.

22. ENTIRE AGREEMENT. Lessee and Lessor hereby agree that this Agreement represents the entire agreement between the parties hereto and that there are no other agreements, written or verbal, between the parties hereto pertaining to the premises. This Agreement may not be amended or supplemented orally but only by an agreement in writing which has been signed by the party against whom enforcement of any such amendment or supplement is sought.

IN WITNESS WHEREOF, the parties hereto having executed this instrument on the day and year first above written.

LESSOR
TOWN OF BRIDGER

LESSEE
COUNTRY BUMPKIN CANDLES
SHANNIE DERUDDER

BY _____

BY _____

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of March 2026, by and between the TOWN OF BRIDGER, with a mailing address of 108 S. D Street, Bridger, Montana 59014, herein referred to as "LESSOR," and LISA PRICE, COMMUNITY FOOD BANK, Bridger, Montana, herein referred to as "LESSEE."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by Lessee, Lessor does hereby rent and demise to Lessee the premises herein described upon the terms and conditions set forth in this Lease Agreement.

1. **DESCRIPTION OF LEASED PREMISES**. The premises leased, hereinafter called "leased premises," consists of a space approximately 40' x 50' space in a portion of the Factory Building located in Lot 1 of the Bridger Industrial Park, Bridger, Montana (Building) (see attached footprint attached hereto as Exhibit 1, tenant's space is in *orange*).
2. **PRIMARY TERM-RENEWAL OPTION**. The Lease term is granted for a period of **one (1) year from March 1, 2026 through March 1, 2027**. The Town of Bridger reserves the right to terminate the lease in the event that the Town sells the rental premises or has another use for the rental property. The Town shall provide Lessee with 30 days notice in the event to early termination.

Lessee must give Lessor at least 30 days advance written notice, prior to the expiration of the Lease, of her intent to renew. The parties must then agree upon the new rental prior to the expiration date.
3. **RENTAL**. None since Lessee is a non-profit organization.
4. **TAXES AND INSURANCE**. Lessor shall be responsible for real property taxes and structural liability insurance. Lessee shall be responsible for personal property taxes and personal property/business liability insurance.

5. **UTILITIES, COMMON AREA MAINTENANCE.** "Base utilities" are the minimal utility costs the landlord would incur if the building were vacant in order to keep the sprinkler system lines from freezing in the winter. The historical base utilities average \$8,000 annually. Should the annual utility costs for the building exceed \$8,000 in any one calendar year, the tenant shall be charged for their proportionate share of the utility's cost in excess of \$8,000.
6. **SECURITY DEPOSIT.** N/A.
7. **USE.** Lessee plans to use the leased premises for storage of food. Lessee shall not commit waste upon the leased premises, and covenants and agrees to keep and maintain the premises in a clean and sanitary condition at all times at a standard comparable to its present condition. Upon termination of the tenancy, Lessee shall surrender the premises to the Lessor in as good a condition as when received, ordinary wear and tear excepted.
8. **UPKEEP.** The Lessee shall regularly clean all areas used by the Community Food Bank including the bathrooms.
9. **MAINTENANCE, REPAIR AND REPLACEMENT.** Lessor shall maintain, repair and replace all of the structural elements of the Premises. The heating, ventilation and air-conditioning system shall be maintained by Lessor.
10. **ALTERATIONS AND IMPROVEMENTS.** Lessee shall not make any alterations, improvements, or additions to or upon the leased premises without first obtaining the written consent of the Lessor. Lessor shall have the right to require Lessee to supply sufficient plans and specifications to permit Lessor to evaluate the proposed alterations or improvements. No alterations or improvements may be made which will jeopardize or compromise the integrity or safety of the structure of the building or any of its systems or components. Any alterations, additions and improvements made by Lessee to or upon the leased premises shall be paid for by Lessee, unless otherwise agreed or provided for herein, and shall at once, when made or installed, become the property of Lessor.

11. FIXTURES AND EQUIPMENT. Lessee shall have the right to erect, install, maintain and operate on the leased premises such equipment and fixtures as are reasonably necessary or convenient to the operations to be conducted thereon. It is mutually agreed and understood that customary trade fixtures, equipment, and signs may be installed upon the leased premises. All trade fixtures and equipment shall be and shall remain the property of Lessee and may be removed by Lessee any time during the term of this Lease or any renewals or extensions thereof. Any trade fixtures or equipment remaining on the leased premises ten (10) days after the expiration of the term of this Lease (including extensions), may, at Lessor's election, be conclusively deemed to have been abandoned by Lessee and all of Lessee's right, title or interest therein shall pass to Lessor. Alternatively, Lessor may elect to require Lessee to remove such property at Lessee's own expense.

12. INDEMNIFICATION FOR PUBLIC LIABILITY. Lessee covenants and agrees to indemnify and hold Lessor harmless from any claim or demand of any kind or character whatever arising out of any act, transaction, or occurrence upon the leased premises throughout the term of this Lease or any renewals, extensions or holding over.

13. NON-DISCRIMINATION.

A. Civil Rights Act of 1964. Lessee will abide by the provisions of Title VI of the Civil Rights Act of 1964 which states that no person may, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

B. Section 109 of the Housing and Community Development Act of 1974 (Public Law 93-383, As Amended). In the performance of this Lease Agreement, Lessee will obey the provision which states that "No person in the United States may, on the grounds of race, color, national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with the

funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1974, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, will also apply to any such program or activity.”

14. **DEFAULT**. In the event Lessee fails to keep or perform any of the terms or conditions of this Lease, or otherwise breaches or defaults this Lease Agreement, then twenty (20) days after notice of any default, if such default has not been corrected, or if such default cannot be cured by payment of money and if Lessee shall not have commenced to cure such default and continued its efforts with due diligence, Lessor may resort to any and all legal remedies or combinations of remedies which Lessor may elect to assert including but not limited to one or more of the following:

- a. Re-enter the Premises by summary proceedings or otherwise and remove all persons and property thereof without liability to any person for damages sustained by reason of such removal;
- b. Declare this Lease cancelled;
- c. Sue for the rent due and to become due under the Lease;
- d. Sue for damages sustained by Lessor;
- e. Continue the Lease in effect and re-let said premises or any part thereof for the account of Lessee for such terms and at such rental or rentals and upon such terms and conditions as Lessor in his own discretion may deem advisable. Rentals received from such letting shall be applied (i) to the payment of any indebtedness, other than rent due hereunder from Lessee to Lessor, including costs of retaking possession and all attorney’s fees incurred; (ii) to the payment of rent due and unpaid hereunder; and/or (iii) to the payment of any cost of such re-letting. Should such rentals received from re-letting during any month be less than that agreed to be paid during that month by Lessee hereunder, the Lessee shall be immediately liable to Lessor for the deficiency.

No action of Lessor shall be construed as an election to terminate this Lease unless written notice of such intention is given to Lessee.

15. **NOTICES**. All notices required or permitted pursuant to this Lease shall be deemed to have been properly served if delivered in writing personally or by certified mail deposited in the United States Post Office, postage prepaid and addressed as follows:

TO LESSOR: Town of Bridger
 108 S. D Street
 Bridger, Montana 59014

TO LESSEE: Lisa Price
 Bridger Community Food Bank
 P.O. Box 696
 Bridger, MT 59014

16. **ASSIGNMENT AND SUBLETTING**. Lessee may not assign or transfer this Lease or sublet the premises or any part thereof. Any attempted assignment, transfer or subletting of this Lease or the premises or any part hereof or thereof shall be void *ab initio*.

17. **RIGHTS AND REMEDIES**. The various rights and remedies herein granted to Lessor shall be cumulative and in addition to others Lessor may be entitled to by law, and the exercise of one or more rights or remedies shall not impair Lessor's right to exercise any other right or remedy.

18. **INSPECTION AND ACCESS FOR REPAIR**. Lessee shall allow the Lessor's agent, at all reasonable times, free access to the demised premises for the purpose of examining and inspecting the same, and for the making of any needed structural repairs and alterations thereon which the Lessor may see fit to make, and Lessee shall not interfere with the Lessor in the performance of such acts.

19. **ATTORNEYS' FEES**. If it becomes necessary for either party to enforce any of the provisions of this Lease Agreement through legal action, it is understood and agreed that the prevailing party shall recover its reasonable attorney's fees, together with all costs and expenses pertaining thereto. In addition, either party shall also be entitled to recover attorney's fees and costs incurred in notifying the other party of any default of this Lease Agreement.

20. QUIET ENJOYMENT. Lessor agrees that Lessee, upon paying the rent and performing the covenants of this Lease, shall quietly have, hold and enjoy the above-described premises during the term of this Lease, or any renewal or extensions thereof.

21. NON-WAIVER. No waiver of any breach of this Lease by Lessor shall be considered to be a waiver of any other subsequent breach.

22. HOLDING OVER MONTH-TO- MONTH TENANCY. Any holding over of this Lease or any renewal term shall be considered as a month-to-month rental rather than as a renewal.

23. TIME OF THE ESSENCE. Time is expressly declared to be of the essence of this Lease Agreement. All provisions of this Lease Agreement relating to time of performance of any duty, payment or obligation under this Lease Agreement shall be strictly construed.

24. ENTIRE AGREEMENT. Lessee and Lessor hereby agree that this Agreement represents the entire agreement between the parties hereto and that there are no other agreements, written or verbal, between the parties hereto pertaining to the premises. This Agreement may not be amended or supplemented orally but only by an agreement in writing which has been signed by the party against whom enforcement of any such amendment or supplement is sought.

IN WITNESS WHEREOF, the parties hereto having executed this instrument on the day and year first above written.

LESSOR

Mayor
TOWN OF BRIDGER

LESSEE

Lisa Price
COMMUNITY FOOD BANK

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into by and between the TOWN OF BRIDGER, 108 S. D Street, Bridger, Montana 59014, herein referred to as "LESSOR," and TCT, 1601 S Park Dr, Cody, WY 82414, hereinafter "LESSEES."

IN CONSIDERATION of the payment of rentals and covenants hereinafter set forth to be kept and performed by Lessee, Lessor does hereby rent and demise to Lessee the premises herein described upon the terms and conditions set forth in this Lease Agreement.

1. **DESCRIPTION OF LEASED PREMISES.** The premises leased, hereinafter called "leased premises," is defined as the real property describer as: part of the city owned vacant land known as South Sugar Avenue in Bridger, MT.
2. **PRIMARY TERM.** The Lease term is granted for a period of six months **from March 1, 2025 to August 31, 2026.**
3. **RENTAL.** Lessee agrees to pay Lessor for use of the leased premises a rental fee, commencing on the date of occupancy, in the amount of **\$200.00 per month.** All rental payments shall be made payable to Lessor and mailed United States Mail to 108 South D. Street, Bridger, Montana 59014.
4. **4. USE OF PREMISES.** Lessees agree that the "leased premises" shall be used for parking of equipment and storage of supplies related to Lessee's business during this lease term. Lessee shall properly maintain the Premises in a good, safe, and clean condition. The Lessee shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

5. **PUBLIC LIABILITY.** Lessees covenant and agree to indemnify and save Lessor harmless from any claim or demand of any kind or character whatsoever arising out of any act, transaction or occurrence upon the “leased premises” during the full term of this Lease. Without limitation, Lessee shall, and hereby does, agree to indemnify, protect, defend, save and hold harmless the Town of Bridger, its officers, employees, agents, and volunteers from and against any and all liability, claims, suits, and causes of action for death or injury to persons, or damage to property, resulting from intentional or negligent acts, errors, or omissions of Lessee arising out of the Lessee’s use of the premises, or resulting from any violation of any federal, state, or municipal law or ordinance, The Lessee further agrees to waive all claims against the Town on account of any loss, damage or injury from whatever cause which may occur to it and its property in the use and occupancy of said described premises, the giving of this waiver being one of the considerations upon which this Agreement is granted.
6. **INSURANCE; INDEMNIFICATION.** Lessee shall submit proof of insurance for comprehensive general liability, automobile liability and designated premises liability in the amount of One Million dollars (\$1,000,000) per Occurrence and Two Million (\$2,000,000) General Aggregate. Each policy shall list the Town of Bridger as an additional named insured.
7. **PRIMARY INSURANCE AND WAIVER OF SUBROGATION.** Lessee agrees that Lessee’s insurance is primary and hereby waives all rights of subrogation against the Town Bridger.
8. **SUBLETTING AND ASSIGNMENT.** Lessees agree not to assign this Lease or any interest therein or to suffer or permit any subtenant to occupy and use the “leased premises” or any portion thereof without first obtaining the written consent of Lessor.

9. **QUIET ENJOYMENT.** Lessor covenants and agrees that if Lessees shall pay the rental herein provided and performs all of the terms and conditions of this Lease that Lessees shall quietly and peaceably enjoy the “leased premises” during the term of this Lease.
10. **MAINTENANCE-TERMINATION.** Lessees agree to perform all reasonable and necessary maintenance on all portions of the leased premises in which damage is caused by the Lessees or their animal occupants. At the expiration of the term of this Lease, Lessees agree to quietly and peaceably surrender the possession of the “leased premises” to Lessor in as good a condition as it was received at commencement of the term, reasonable wear and tear alone excepted.
11. **DEFAULT-ATTORNEY FEES AND COSTS.** If Lessees fail to pay the rentals required herein or perform any other term or condition of this Lease, and any such default or defaults remain uncured for a period of five (5) days after service of a written notice by Lessor, then the Lessor shall have full power and authority to cancel this Lease and immediately reenter and move all persons and property there from. Lessees shall remain liable for any deficiency in the rentals. Lessor may elect to pursue any other legal or equitable remedy. In the event that any civil action is filed in any court to construe or enforce the provisions of this Lease, the prevailing party shall be entitled to recovery of reasonable attorney’s fees, actually incurred, in addition to any other costs allowed by law.
12. **NOTICES.** Any notice required or permitted pursuant to this Lease shall be in writing and be deemed to be served at the time of personal delivery or the time of deposit in the United States mail, postage prepaid, certified or registered and addressed to the respective parties as follows:

TO LESSOR: Town of Bridger
108 S. D Street Bridger, Montana 59014

TO LESSEES: TCT
1601 S Park Dr Cody, Wyoming 82414

13. WAIVER. No waiver of the performance of the terms of this agreement shall be construed to be a waiver of any other performance or acquiescence in or consent to any further or continuing breach of the same term, condition or covenant.

14. TIME OF ESSENCE. Time is expressly declared to be of the essence as to payment of the rental and performance of each and every other term and condition required herein.

15. VENUE, JURISDICTION AND AMENDMENT. Venue and Jurisdiction for any court action with respect to this agreement shall be in the Montana Twenty-Second Judicial District Court of Carbon County. Each party agrees that this Agreement shall not be supplemented, amended or modified in any manner whatsoever and no provision hereof shall be waived, except in all cases by an instrument in writing signed by the party to be charged with performance.

16. BINDING EFFECT. The terms and conditions of this Lease shall be binding upon and inured to the benefit of the respective parties, their personal representatives, successors, heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the day and year first above written.

Lessee:
TCT

By: _____

Lessor:

Town of Bridger Mayor, Lessor

Locations

Location Number	...	Member Inventory #	Name	Street 1	Coverage Type	Insured Building Value	Insured Contents Value
013BLD0034	013 - RODEO BLEACHERS		Crows Nest	20 Cemetery Road	Stated Amount	35,000.00	0.00
013BLD0033	013 - SEWER LAGOON	012119A	UV BUILDING	68 EAST BRIDGER ROAD	Replacement Cost	394,719.00	0.00
013BLD0032	013 - MANUFACTURING BLDG	012118A	Factory Building STORAGE SHED	204 NORTH D STREET	Stated Amount	10,750.00	0.00
013BLD0031	013 - BRIDGER PARK	012117C	STATUE	E. FAIRLANE AVE.	Stated Amount	26,875.00	0.00
013BLD0030	013 - BRIDGER PARK	012117B	SHELTER	E. FAIRLANE AVE.	Replacement Cost	3,280.00	0.00
013BLD0029	013 - BRIDGER PARK	012117A	KIOSK	E. FAIRLANE AVE.	Stated Amount	0.00	0.00
013BLD0028	013 - VETERANS PARK	012116B	MONUMENT	2ND & BROADWAY	Stated Amount	0.00	0.00
013BLD0027	013 - VETERANS PARK	012116A	STATUE	2ND & BROADWAY	Stated Amount	0.00	0.00
013BLD0026	013 - TWIN CARE COTTAGE MODULAR UNITS	012115A	NEW CITY OFFICES	108 SOUTH D STREET	Replacement Cost	213,499.00	117,432.00
013BLD0025	013 - SOFTBALL COMPLEX	012114A	BALL PARK	WEST PARK AVE	Replacement Cost	72,095.00	0.00
013BLD0024	013 - PUMP HOUSE #1	012113B	WELL HOUSE #1	SOUTH B SREET.	Replacement Cost	20,400.00	50,750.00
013BLD0023	013 - PUMP HOUSE #1	012113A	WELL HOUSE #2	SOUTH B STREET	Replacement Cost	59,480.00	16,900.00
013BLD0022	013 - WATER TOWER	012112A	BRIDGER WAER TANK	OLD MINE ROAD	Replacement Cost	747,556.00	0.00
013BLD0021	013 - SEWER BLOWER BLDG.	012111B	SEWER TREATMENT	EAST OF F STREET	Replacement Cost	4,136.00	40,975.00
013BLD0020	013 - SEWER LAGOON	012111A	SEWER TREATMENT	EAST OF F STREET	Replacement Cost	1,959,238.00	0.00
013BLD0019	013 - PUMP HOUSE #3	012110A	WELL HOUSE #3	EAST CARBON ST.	Replacement Cost	48,816.00	17,322.00
013BLD0018	013 - MANUFACTURING BLDG	012109A	LIGHT INDUSTRIAL	206 NORTH D ST	Replacement Cost	2,128,696.00	33,552.00
013BLD0017	013 - NEW TOWN SHOP	012108A	EQUIPMENT SHOP	302 S Sugar Ave	Replacement Cost	209,399.00	23,486.00
013BLD0016	013 - FIREHOUSE	012107C	VOLUNTEER FIRE STATION #1	212 SOUTH C ST.	Replacement Cost	247,535.00	117,432.00
013BLD0015	013 - FIREHOUSE	012107B	VOLUNTEER FIRE STATION #3	212 SOUTH C ST.	Replacement Cost	247,535.00	58,717.00
013BLD0014	013 - FIREHOUSE	012107A	VOLUNTEER FIRE STATION #2	212 SOUTH C ST.	Replacement Cost	742,605.00	411,014.00
013BLD0013	013 - CIVIC CENTER	012106A	COMMUNITY CENTER	210 S. MAIN STREET	Replacement Cost	747,779.00	0.00
013BLD0012	013 - STORAGE GARAGE	012105B	STORAGE GARAGE	206 C STREET	Replacement Cost	93,794.00	5,872.00
013BLD0010	013 - OLD	012104B	CITY OFFICES	201 SOUTH B STREET	Stated Amount	0.00	0.00
013BLD0009	013 - OLD	012104A	PARK ENTRANCE	201 SOUTH B STREET	Stated Amount	0.00	0.00
013BLD0008	013 - POOL	012103D	SHOWER BUILDING	207 E Park Ave	Replacement Cost	168,953.00	0.00
013BLD0007	013 - BRIDGER PARK	012103C	SHELTERS	300 E BROADWAY	Replacement Cost	6,567.00	0.00
013BLD0006	013 - POOL	012103B	PUBLIC POOL	201 C STREET	Replacement Cost	666,797.00	0.00
013BLD0005	013 - POOL	012103A	HEATER & FILTER	201 C STREET	Replacement Cost	13,739.00	46,817.00
013BLD0004	013 - RODEO BLEACHERS	012102B	BLEACHERS	20 CEMETERY ROAD	Replacement Cost	53,592.00	0.00
013BLD0003	013 - RODEO BLEACHERS	012102A	CONCESSION	20 CEMETERY ROAD	Replacement Cost	39,146.00	0.00
013BLD0002	013 - LIBRARY	012101A	PUBLIC LIBRARY	113 W. BROADWAY	Replacement Cost	239,227.00	628,724.00
013BLD0001	013 - STORAGE BLDG	012100A	TV District Building	101 W BROADWAY	Replacement Cost	18,641.00	0.00

Mobile Equipment

Mobile Equipment								
Number	Alternate Tag	Member Inventory #	Year	Manufacturer	Model	Description	Serial Number	Insured Value Coverage Type
013EQUIP0002	012EQUIP02	012EQUIP02	1986	KUBOTA	tractor	1986 KUBOTA TRACTOR	B9200HD50350	9,982.00 Stated Amount
013EQUIP0003	012EQUIP03	012EQUIP03	1982	Case	Tractor	1982 TRACTOR AKE 580E	sn# 17044210	14,500.00 Stated Amount
013EQUIP0004	012EQUIP05	012EQUIP05	2001	SCAG	mower	2001 SCAG MOWER	S470244	8,700.00 Stated Amount
013EQUIP0005	012EQUIP06	012EQUIP06		KUBOTA	ZD323-60	KUBOTA MOWER/ZD323-60	sn# 12525	12,600.00 Stated Amount
013EQUIP0006		012EQUIP8	2007	John Deere	310J	2007 JD BACKHOE	TO31OJX141507	45,000.00 Stated Amount
013EQUIP0007		012EQUIP09		Boss	RT3	SNOW PLOW	270981	6,787.00 Stated Amount
013EQUIP0009				DITCHWITCH	FX30		1DSB202S8517Z2252	20,000.00 Stated Amount
013EQUIP0010			1995	BOBCAT	853		512821209	10,000.00 Stated Amount
013EQUIP0011				CATERPILLAR	130GMIL	Grader	07Z15023	15,000.00 Stated Amount
013EQUIP0013				Lea Boy	L8000T		368B	3,000.00 Stated Amount
013EQUIP0014				CASE	752B	Roller	752B	800.00 Stated Amount
013EQUIP0015				ROSCO	Roller		31-1659	1,000.00 Replacement Cost
013EQUIP0017				Broyce	RJ-350		89421	9,000.00 Stated Amount
013EQUIP0018				Hyster	195A		0000	5,000.00 Stated Amount

Vehicles

Vehicle Number	Department	Class	Make	Model	Year	VIN	Coverage Type	Insured Value
013LV0035		Ambulance	Ford	Econoline	2026	1FDXE4FN4TDD00076	Replacement Cost	210,723.00
013LV0034	POLICE	Police SUV / Truck	Ford	Explorer	2022	1FM5K8AB7NGC21538	Replacement Cost	65,490.00
013LV0033	AMBULANCE	Light Truck / SUV	Ford	Explorer	2020	1FM5K8AB4LGD08312	Replacement Cost	59,000.00
013LV0031	POLICE	Police SUV / Truck	FORD	Explorer	2018	1FM5K8AR0JGA72171	Replacement Cost	65,490.00
013LV0030	POLICE	Police SUV / Truck	FORD	Explorer	2018	1FM5K8AR7JGB12407	Replacement Cost	65,490.00
013LV0028		Heavy Truck	INTERNATIONAL	51700 Snow Plow	1986	1HTLCHXLOGHA49039	Stated Amount	10,000.00
013LV0027		Heavy Truck	INTERNATIONAL	Truck	1970	707221G396836	Stated Amount	8,000.00
013LV0026	POLICE	Police Car	DODGE	CHARGER	2008	2B3KK33G58H163250	Replacement Cost	56,549.00
013LV0025	POLICE	Police SUV / Truck	CHEVROLET	TAHOE	2012	1GNSK2E09CR126758	Replacement Cost	65,490.00
013LV0024		Light Truck / SUV	DODGE	Ram	2004	1D7HV16N84J161945	Stated Amount	5,000.00
013LV0023	AMBULANCE	Ambulance	CHEVROLET	G4500	2016	1GB6GUCL7G1244112	Replacement Cost	138,000.00
013LV0022	POLICE	Police SUV / Truck	CHEVROLET	TAHOE	2009	1GNFK03009R277117	Replacement Cost	65,490.00
013LV0018		Heavy Truck	CHEVROLET	C65	1973	CCE67V106895	Stated Amount	3,000.00
013LV0017		Light Truck / SUV	FORD	F350 (Red)	1983	1FDHF38G4DPA81632	Stated Amount	1,500.00
013LV0013	AMBULANCE	Ambulance	FORD	AMBULANCE	2012	1FDUF4HT0CEA13288	Replacement Cost	129,344.00
013LV0012	FIRE	Fire Pumper	INTERNATIONAL	FIRE TRUCK	1993	1HTSDN6RIPH542044	Replacement Cost	530,371.00
013LV0011		Light Truck / SUV	CHEVROLET	SILVERADO 1500	2010	1GCSKSE31AZ110084	Stated Amount	22,880.00
013LV0010		Light Truck / SUV	CHEVROLET	3/4 TON PICKUP	1979	CCL239J157120	Stated Amount	0.00
013LV0007		Heavy Truck	INTERNATIONAL	4.5 TON	1992	1HTSCPLN4NH448544	Stated Amount	3,700.00
013LV0006		Light Truck / SUV	GMC	4.5 TON Orange	1985	1GDM7D1GOFV632262	Stated Amount	3,000.00
013LV0005		Heavy Truck	FORD	PLOW	1966	F75EUG781335	Stated Amount	3,000.00
013LV0002		Light Truck / SUV	FORD	1/2 TON PICKUP	1987	1FTEX14NXHKA36470	Stated Amount	3,200.00
013LV0001		Light Truck / SUV	CHEVROLET	TRUCK	1992	2GCEK19Z7N1188261	Stated Amount	3,700.00

**BRIDGER TOWN COUNCIL MINUTES FOR A SPECIAL MEETING
HELD ON JANUARY 5, 2026**

The January 5, 2026 special meeting of the Bridger Town Council was held at 108 South D Street in Bridger. The Pledge of Allegiance was recited, and the meeting was brought to order by Mayor Cliff Shultz at 7:00 pm. Council members present were Ryan Carson, Mark DeRudder and Tyler Anthony. Others present were: Angela Kallevig, Aspen Webb, Dana Zier, Cheryl McCarten, Lonna “Peach” Weiss, Jessica Daily, Rick and Deb Newton, Reserve Officer Frederick Lee, Public Works Director Randy Novakovich and Clerk Kirstin Sweet.

The first item on the agenda was public comment. Mayor Shultz explained how the meeting was going to go. Public comments will be made first, then each candidate will be given time to address the council and public. Then the council will discuss/decide on a new council person. The following people made public comments in support of their chosen candidates. Cheryl McCarten, Dana Zier and Deb Newton.

The next item on the agenda was discussion & decision on appointment of a council person. Mayor Shultz addressed the public and thanked each candidate for their willingness to serve the community. He also explained that only one candidate can be chosen but that each of the other candidates should consider filing to run for the next election. Each person who submitted a letter of interest was given a few minutes to address the council. Discussion was had regarding the candidates. Councilman Carson motioned to appoint Angela Kallevig. The motion was seconded by Councilman DeRudder. The motion carried with the votes as follows: Councilman Carson – aye, Councilman DeRudder – aye, and Councilman Anthony – aye.

Councilwoman Kallevig was sworn in by Clerk Sweet.

There being no further business Councilman DeRudder motioned to adjourn. The motion was seconded by Councilman Carson. The motion carried with the votes as follows: The motion was seconded by Councilman DeRudder. The motion carried with the votes as follows: Councilman Carson – aye, Councilman DeRudder – aye, and Councilman Anthony – aye. Meeting adjourned at 7:19 pm.

Cliff Shultz, Mayor

ATTEST:

Kirstin Sweet, Town Clerk

**BRIDGER TOWN COUNCIL MINUTES FOR A REGULAR MEETING
HELD ON JANUARY 6, 2026**

The January 5, 2026, meeting of the Bridger Town Council was held at 108 South D Street in Bridger. The Pledge of Allegiance was recited, and the meeting was called to order at 7:00 pm by Mayor Shultz. Other council members present were Ryan Carson, Angela Kallevig, Mark DeRudder and Tyler Anthony. Others present were Lonna “Peach” Weiss, Cheryl McCarten, Cole Mettes, Steven and Sarah Fendler, Mark Huller, Dillon Thomas, Scott Griswold, Rick and Deb Newton, Annie Halland, Dana Zier, Doug VanVulkenburgh, Tony Clark, Judge Bert Kraft, Library Director Krystal Zentner, Attorney Ray Kuntz, Chief Mike Buechler, Public Works Director Randy Novakovich and Clerk Kirstin Sweet.

The next item on the agenda was public comment. Peach Weiss thanked the Public Works crew for their hard work on the campground upgrades. She also inquired as to how that project was being funded.

Electing a council president was next on the agenda. Councilman Carson made a motion to appoint Mark DeRudder as the council president. The motion was seconded by Councilwoman Kallevig. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Kallevig– aye, Councilman DeRudder – aye, and Councilman Anthony – aye.

Decision on council board position for the Ambulance Board was next on the agenda. The Ambulance Board bylaws require that two council members serve on the board. Councilman DeRudder was previously on the board and would like to continue. Councilman Anthony also volunteered. Clerk Sweet will inform the Ambulance Board of the changes.

The next item was correspondence. No correspondence.

Next on the agenda was the committee reports. Annie Halland spoke for the historic preservation commission. She would like to step down from this board. She will get a letter of resignation to Clerk Sweet. Dana Zier is willing to finish Annie’s term. Clerk Sweet will put that new appointment on the agenda for February.

Next on the agenda was the Clarks Fork Rural Fire District #2. Several Rural Fire Board members were present to discuss with the council the potential of annexation of the Town of Bridger into the rural fire district. Steve Fendler gave a history of how the two separate, but collaborative fire departments came to be what they are today. Steven Fendler went on to explain how the petition and approval process would happen if they continue forward with this process. They plan to have six public meetings to inform the public and get signatures for the petition.

The next agenda item was discussion / decision regarding the old town hall. Public Works Director Novakovich has researched what it would cost to put a new roof on the old town shop located at 206 S C St. Some discussion was had regarding the cost versus a new structure. Public Works Director Novakovich will move forward with replacing the roof so the structure can be usable again.

Next was discussion regarding a new town hall. There were no new updates.

The consent agenda was next on the agenda. A motion to approve the consent agenda was made by Councilwoman Kallevig and seconded by Councilman Carson. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Kallevig– aye, Councilman DeRudder – aye, and Councilman Anthony – aye. Minutes included were December 9, 2025 regular meeting. Claim checks #35646 to #35677. Electronic checks #-97901 to #-97894 for December. Payroll checks #35603 and #35639 to #35644 and electronic checks #-84530 to #-84498 for December.

Attorney Kuntz had nothing new to report.

Judge Kraft presented his stats for the month of December.

Library Director Zentner has nothing to report.

Public Works Director Novakovich updated the council regarding projects he is working on.

Chief Buechler presented his stats for the month of December.

Clerk Sweet informed the council that the audit is happening this week, and she will need someone for an exit interview on Thursday.

Mayor and Town Council: Councilman Carson reported that a gutter is falling off the Library building.

At 8:20p the council will go into closed session to discuss litigation strategy. Closed session was ended at 8:46pm. No decision was needed as the closed session was informational only.

There being no further business Councilwoman Cullum motioned to adjourn. The motion was seconded by Councilman Asbury. The motion carried with the votes as follows: Councilman Carson – aye, Councilwoman Cullum – aye, and Councilman Asbury – aye. The meeting was adjourned at 8:46 pm.

Cliff Shultz Mayor

Attest:

Kirstin Sweet, Town Clerk

Total for Payroll Checks

	Employee	Employer	Amount
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COMA HOURS (Comp Time Accumulated)	28.50		
COMP HOURS (Comp Time Used)	19.00		482.16
HOL HOURS (Holiday Pay)	272.86		6,186.22
PAL HOURS (Paid Administrative Leave)	40.00		941.60
REG HOURS (Regular Time)	1,752.00		41,152.37
SICK HOURS (Sick Time)	95.51		2,467.77
TRMC HOURS (Termination Comp Pay)	79.26		1,865.78
TRMS HOURS (Termination Sick Pay)	187.19		4,406.45
TRMV HOURS (Termination Vacation Pay)	46.51		1,094.85
VACA HOURS (Vacation Time Used)	203.12		4,490.79
GROSS PAY	63,087.99	0.00	
NET PAY	47,028.28	0.00	
NET PAY (CHECKS)	7,261.79		
NET PAY (DIRECT DEPOSIT)	39,766.49		
DENTAL	0.00	381.00	
FIT	3,999.48	0.00	
GROUP HEALTH	407.50	10,632.50	
LIFE INSURANCE	0.00	16.20	
MEDICARE	914.80	914.80	
P.E.R.S.	4,948.20	5,681.00	
SIT	1,878.25	0.00	
SOCIAL SECURITY	3,911.48	3,911.48	
UNEMPL. INSUR.	0.00	283.91	
VISION HEALTH	0.00	86.20	
WORKERS' COMP	0.00	1,800.79	
ALTANA FED CRED	3,161.79	0.00	
BANK OF BRIDGER	16,895.07	0.00	
SEGFCU	3,138.71	0.00	
STOCKMAN BANK	4,171.92	0.00	
WELLS FARGO BAN	6,902.91	0.00	
WESTERN SECURIT	5,496.09	0.00	
FIT/SIT BASE	58,139.79	0.00	
MEDICARE BASE	63,087.99	0.00	
PERS BASE	62,635.27	0.00	
SOC SEC BASE	63,087.99	0.00	
UN BASE	63,087.99	0.00	
WC BASE	63,087.99	0.00	
Total		23,707.88	
Total Payroll Expense (Gross Pay + Employer Contributions):		86,795.87	

Check Summary

Payroll Checks Prev. Out.	\$18,119.85
Payroll Checks Issued	\$7,261.79
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$25,381.64
Electronic Checks	\$77,449.38

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	7,822.96	7,822.96		212000
Medicare	1,829.60	1,829.60		212001
P.E.R.S.	10,629.20	10,629.20		212203
Unempl. Insur.	283.91	87.32	371.23	212202
Workers' Comp	1,800.79	548.28	2,349.07	212201
FIT	3,999.48	3,999.48		212002
SIT	1,878.25	1,878.25		212200
DENTAL	381.00	381.00		212502
LIFE INSURANCE	16.20	16.20		212502
VISION HEALTH	86.20	86.20		212502
GROUP HEALTH	11,040.00	11,040.00		212502
Total Ded.	39,767.59	37,682.89	2,720.30	

**** Carried Forward column only correct if report run for current period.

Electronic Checks: #-84497 to #-84444

Checks: #35645 and #35679 to #35680

End of Period Disbursement Detail
Bank Account: Bank of Bridger - 110582
From 01/27/2026 to 01/27/2026
Total Only

Check Number: None

Date	Description	Case Number	Payer	Citation No.	Amount
Account 200-177 - Criminal Conviction Surcharge 7467 MCA 3-1-318					
Account 200-177 Total:					\$90.00
Account 200-210 - Fines / Forfeitures - 1000 & 7451 (50/50 Split)					
Account 200-210 Total:					\$2,565.00
Account 200-250 - Misdemeanor Surcharge					
Account 200-250 Total:					\$135.00
Account 200-340 - Technology Surcharge - 7458					
Account 200-340 Total:					\$80.00
Check Total:					\$ 2,870.00
Report Total:					\$2,870.00

Bridger City Court

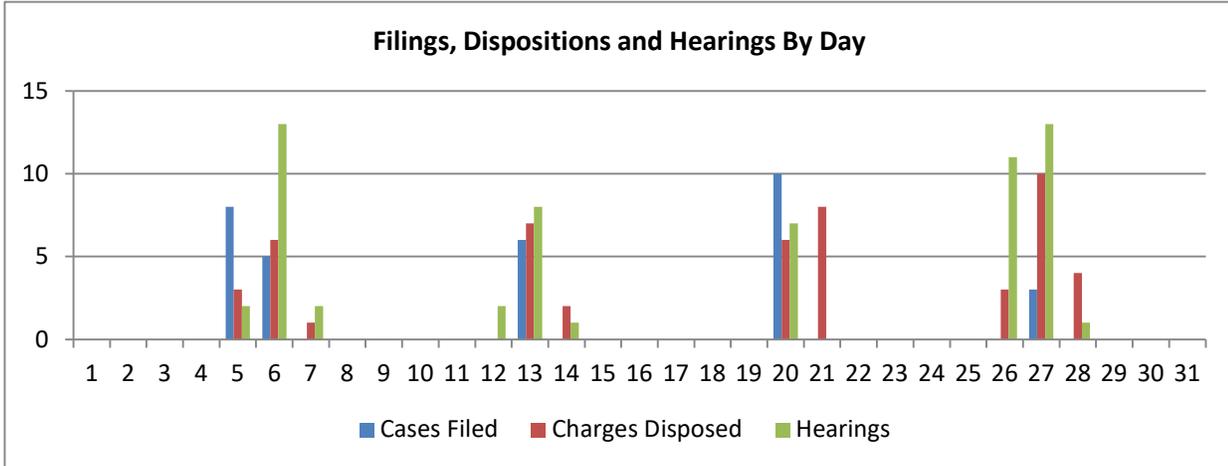
January 2026 Summary Report

February 2, 2026

by Bert Kraft, Bridger City Judge

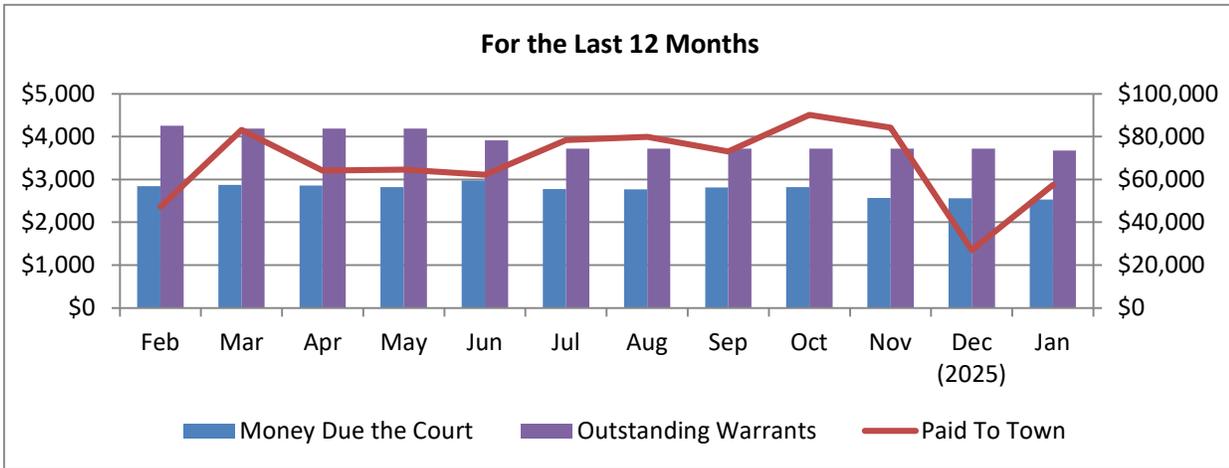
CW2: 82	H: 60	
P: 298	D: 200	W: 36

Activity



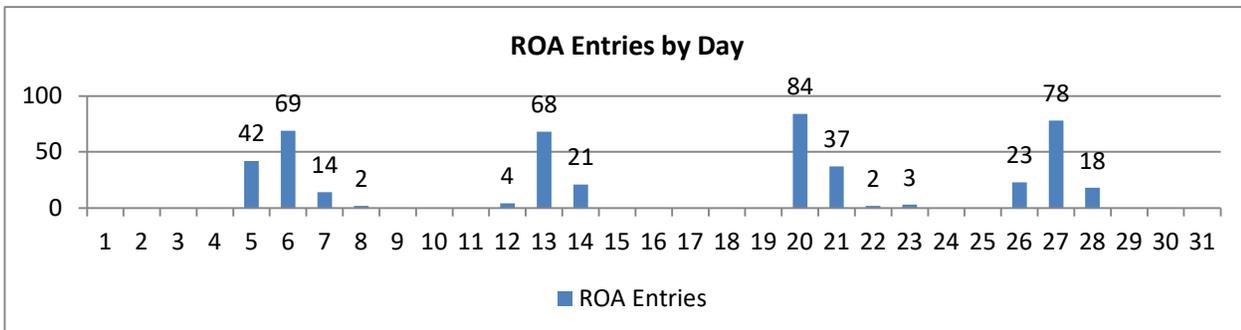
Financials

PAID: \$2,870.00 DUE: \$50,578.89 W: \$73,484.00



Docket

TOT: 465



Journal

Entry Hours 80

1/2/2026 Office	2
1/5/2026 Office	7
1/6/2026 Open Court	8
1/7/2026 Compliance Court	8
1/8/2026 Office	2
1/12/2026 Office	7
1/13/2026 Open Court	7
1/14/2026 Compliance Court	7
1/20/2026 Open Court	4
1/21/2026 Compliance Court	7
1/26/2026 Office	7
1/27/2026 Open Court	7
1/28/2026 Compliance Court	7