

ADDENDUM TO LEASE AGREEMENT

This Addendum ("Addendum") is made and entered into this ___ day of _____, 2025, by and between the TOWN OF ALPINE, a Wyoming municipality ("Landlord"), and GET DOWN LLC, d/b/a Melvin Brewing Company, a Wyoming limited liability company ("Tenant").

This Addendum modifies that certain Lease Agreement dated October 6, 2025 (the "Lease") by and between Landlord and Tenant, concerning the property described in the Lease. Except as specifically modified herein, all other terms and conditions of the Lease shall remain in full force and effect.

1. Commencement of Rent Payments

Notwithstanding anything to the contrary in the Lease, the Commencement Date for rent payments shall begin upon completion of construction of the Melvin Branded sign and related improvements ("Construction Completion Date"), as determined by issuance of a final inspection approval or other written confirmation by the Town of Alpine.

Tenant shall not be required to make monthly rent payments until the Construction Completion Date. Thereafter, Tenant shall begin paying rent in accordance with the terms of the section titled "RENT" of the Lease, beginning on the first day of the month following the Construction Completion Date.

2. Renewal Term

Section titled "EXTENSION OF TERM OF LEASE" is hereby replaced in its entirety with the following:

EXTENSION OF TERM OF LEASE:

Upon expiration of the initial five (5) year term, Tenant shall have the option to renew this Lease for one (1) additional term of five (5) years (the "Renewal Term"), upon the same terms and conditions set forth in the Lease, except that rent may be renegotiated by mutual agreement between Landlord and Tenant prior to commencement of the Renewal Term.

Tenant shall provide written notice of its intent to exercise this renewal option to Landlord no later than ninety (90) days prior to the expiration of the initial term.

3. Effect of Addendum

All other provisions of the Lease not expressly amended by this Addendum shall remain in full force and effect. In the event of a conflict between this Addendum and the Lease, the provisions of this Addendum shall control.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the date first

written above.

LANDLORD:	TENANT:
TOWN OF ALPINE, a Wyoming municipality	GET DOWN LLC, d/b/a MELVIN BREWING COMPANY
By: _____	By: _____
ERIC GREEN, Mayor	Name: _____
Date: _____	Title: _____
	Date: _____