

RESOLUTION NO. 4702

A RESOLUTION APPROVING A REAL PROPERTY LEASE AGREEMENT BETWEEN THE CITY OF MILES CITY AND DMJ PROPERTIES L.L.C., FOR CERTAIN REAL PROPERTY OWNED BY MILES CITY, MONTANA.

WHEREAS, the City of Miles City currently leases to DMJ Properties, L.L.C. certain real property located in Custer County, Montana, to wit:

Legal Description: Lots 16 and 17 of Tract "E" of the Industrial Site west of Miles City, Montana, in Custer County. The leasehold contains approximately 49,686 square feet, more or less, as evidenced by a Certificate of Survey recorded at the Custer County Clerk & Recorder's Office in Envelope #570B, Document #172001;

AND WHEREAS, the lessees, through representatives Dustin Davis and John Kuntz of DMJ Properties L.L.C., has requested to renew the lease agreement for Lots 16 & 17, with the same terms as the previous lease agreement, including a 10-year initial term, plus the remainder of the current fiscal year, with two one-time successive options to renew for additional 5-year terms, requiring a new lease agreement between the lessee and the City;

AND WHEREAS, the lessees, DMJ Properties L.L.C., owns substantial permanent improvements upon said leasehold, including a warehouse building used for operation of a trucking company, farm equipment repair service, and equipment sales and service, and lessees desire to lease said property at the lease rates as established by the City Council of the City of Miles City, and as authorized by Resolution #4100 regarding leaseholds upon which tenants own substantial permanent improvements.

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

The City Council hereby authorizes and approves the terms and conditions of the Lease Agreement between the City of Miles City and DMJ Properties L.L.C. attached hereto as Exhibit "A", which is made a part hereof by this reference; and hereby authorizes the Mayor of the City of Miles City to execute such lease and bind the City of Miles City thereto and to perform the terms and conditions of such lease.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY AN AFFIRMATIVE VOTE OF 2/3 OF THE MEMBERSHIP OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, THIS 11th DAY OF AUGUST, 2026.

C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk