

# YELLOWSTONE BANK

120 2ND STREET NW  
SIDNEY, MONTANA 59270

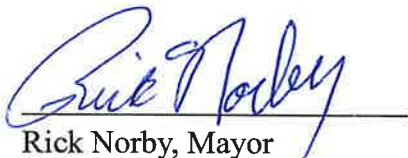
July 30, 2025

In order for Richland Youth Hockey, Inc. to complete the loan process with Yellowstone Bank, both parties, City of Sidney and Richland Youth Hockey, Inc., agree to these final conditions as required by the Addendum of Municipal Lease signed on July 30th, 2025.

First is the manner, terms and conditions of any encumbrance must first be approved by the City of Sidney and the City of Sidney shall not unreasonably withhold approval of said encumbrance. This is a \$300,000.00 variable interest loan, currently at 6.50% with 15 annual payments. The loan is secured by a Deed of Trust on the property leased by Richland Youth Hockey, Inc.

The City of Sidney hereby approves the above manner, terms and conditions of the loan

CITY OF SIDNEY



Rick Norby, Mayor

Second, is the City of Sidney shall have the right to satisfy the indebtedness for which the encumbrance is given and by doing so be entitled to the possession and use of the leased premises if said premises are no longer being used by Richland Youth Hockey, Inc. and if Richland Youth Hockey, Inc. is in default of the terms and conditions of said encumbrance.

Richland Youth Hockey, Inc. acknowledges the City of Sidney's rights under this agreement

RICHLAND YOUTH HOCKEY

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Dawn Rehbein, Treasurer

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

CITY OF SIDNEY

  
Rick Norby, Mayor

RICHLAND YOUTH HOCKEY, INC.

\_\_\_\_\_  
Dawn Rehbein, Treasurer

ATTEST:

\_\_\_\_\_  
Jessica Redfield, City Clerk

STATE OF MONTANA     )  
  :SS  
COUNTY OF RICHLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public for the State of Montana, personally appeared RICHARD NORBY known to me or proved to me on oath to be the MAYOR OF SIDNEY that executed the within instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

(NOTARY)

STATE OF MONTANA     )  
  :SS  
COUNTY OF RICHLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public for the State of Montana, personally appeared DAWN REHBEIN known to me or proved to me on oath to be the TREASURE OF RICHLAND YOUTH HOCKEY, INC. that executed the within instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.

(NOTARY)

## **ADDENDUM TO MUNICIPAL LEASE**

This Addendum to the Municipal Lease is made on this 30th day of July, 2025, between the CITY OF SIDNEY, a municipal corporation whose address is 115 2<sup>nd</sup> St. S.E., Sidney, Montana, 59270, (hereinafter Lessor) and RICHLAND YOUTH HOCKEY, INC., a Montana non-profit corporation whose address is P.O. Box 26, Sidney, Montana, 59270, (hereinafter "Lessee").

This Addendum modifies and amends the Municipal Lease between Lessor and Lessee dated September 3, 1996, for certain real estate situated in the City of Sidney, Richland County, Montana, more particularly described in Section 1 of said Municipal Lease.

The Municipal Lease of September 3, 1996 is amended as follows:

### **Section 15. Encumbrance of Leasehold Interest**

In order to make it possible for the Lessee to secure a loan of money for the purpose of making improvements within the main building on the leased premises relating to the replacement of hockey boards, the Lessor hereby agrees that the Lessee may encumber its leasehold interest in said premises as established by this lease on the following conditions:

1. The manner, terms and conditions of any encumbrance must first be approved by the Lessor. The Lessor shall not unreasonably withhold approval of said encumbrance.
2. The Lessor shall have the right to satisfy the indebtedness for which the encumbrance is given and by doing so be entitled to possession and use of the leased premises if said premises are no longer being used by the Lessee and if the Lessee is in default of the terms and conditions of said encumbrance.

It is further agreed that except as provided above and in the Municipal Lease, the original Lessee (Richland Youth Hockey, Inc.) shall not in any way encumber its leasehold interest in said premises except as allowed by the Municipal Lease, this addendum, or through written consent by the Lessor.