

Exhibit A: Lease Abstract						
<i>Printed:</i> 08/09/2025						
Lease ID: TBD			Building: Engineworks			
Landlord: Sterling Management			Address: 2425 Technology Blvd			
Tenant: MSU			BOZEMAN, MT 59718			
Lease Overview						
Rentable SF	Security Deposit	Monthly Rent	Annual Rent	Cost per SF	Commence Date	Expiration Date
5,063	5,063	\$15,821.88	\$189,862.50	\$37.50	Upon BOR approval	09/30/2027
Critical Dates						
Type	Date		Description			
END	09/30/2027		Lease End			
Financial: Rent Schedule						
Projected Cost (Mo)	Actual Cost (Mo)	Start Date	End Date	Comments		
\$15,822	\$15,822	10/01/2025	09/30/2027	\$37.50 PSF		
	In addition to base rent, MSU is responsible for all operating and NNN expenses which are estimated at \$9.60/PSF or \$4,050 per month					