

RECORDATION REQUESTED BY:

YELLOWSTONE BANK
2000 Overland Ave
PO Box 81010
Billings, MT 59108

WHEN RECORDED MAIL TO:

YELLOWSTONE BANK
2000 Overland Ave
PO Box 81010
Billings, MT 59108

SEND TAX NOTICES TO:

YELLOWSTONE BANK
2000 Overland Ave
PO Box 81010
Billings, MT 59108



2025-797225 2/6/2025 10:23 AM PAGE: 1 OF 2
FEES: \$15.00 PK MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 30, 2025, is made and executed between McDonnell & McDonnell II Land, LLC, whose address is 315 North 15th Street, Billings, MT 59101 (referred to below as "Grantor") and YELLOWSTONE BANK, whose address is PO Box 81010, Billings, MT 59108 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 2, 2024 (the "Mortgage") which has been recorded in Sheridan County, State of Wyoming, as follows:

Recorded in Sheridan County, Wyoming on January 4, 2024 under Document #2024-789617.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Sheridan County, State of Wyoming:

A tract of land situated in a portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3, Township 55 North, Range 84 West, 6th Principal Meridian and more particularly described as follows:
LA-1, Block 2; Lease Area, Sheridan County Airport Business Park Phase 1

The Real Property or its address is commonly known as 2665 Aviation Drive, Sheridan, WY 82801. The Real Property tax identification number is 0000030576.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:


This Mortgage secures a Promissory Note dated January 2, 2024 in the original principal amount of \$500,000.00. Said Promissory Note was modified on January 30, 2025. The new maturity date of this Mortgage is January 2, 2026.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 30, 2025.

GRANTOR:

MCDONNELL & MCDONNELL II LAND, LLC

By: 
Matthew J McDonnell, Member of McDonnell & McDonnell II Land, LLC

By: 
Matthew J McDonnell, Member of McDonnell & McDonnell II Land, LLC

LENDER:

YELLOWSTONE BANK

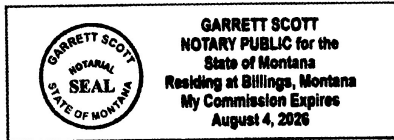
X 
Jason Hinch, President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Montana

County of Yellowstone

This instrument was acknowledged before me on January 30, 2025 (date) by Matthew J McDonnell, Member of McDonnell & McDonnell II Land, LLC and Matthew J McDonnell, Member of McDonnell & McDonnell II Land, LLC.



[Signature]
(Notarial Signature)

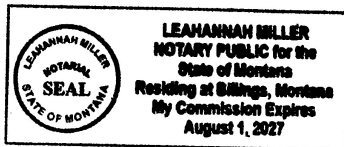
My commission expires: August 4, 2026

LENDER ACKNOWLEDGMENT

State of Montana

County of Yellowstone

This instrument was acknowledged before me on January 30th, 2025 (date) by Garrett Scott as SENIOR VICE PRESIDENT of YELLOWSTONE BANK.
JASON HINCH PRESIDENT



[Signature]
(Notarial Signature)

My commission expires: 8/1/27