

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT (the "Amendment") is made and entered into effective as the 1st day of September, 2013, by and between **WINMAR CORPORATION**, with an address of Suite 208, Bakhaus Building, 1500 West Main Street, Lexington, Kentucky 40511 (hereafter "Lessor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40511 (hereafter "Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to that certain Lease Agreement dated December 9, 2010 (the "Lease") regarding that certain property known as 125 Lisle Industrial Avenue, Lexington, Kentucky 40511, as more particularly referred to in the Lease (the "Property"); and

WHEREAS, Lessor and Lessee wish to amend the Lease to add contiguous office space to the area currently under lease to the Lessee, under terms and conditions set forth in this agreement.

Now Therefore, for and in consideration of the Property to be occupied and the mutual covenants and agreements set forth and described in this Amendment and in the Lease, Lessor and Lessee hereby agree as follows:

1. The additional office space measures approximately 10,118 sq. ft. and that space will be refitted as agreed between Lessor and Lessee. The total square footage for space occupied by LFUCG, after the Amendment, will be 25,449 sq. ft.
2. The lease rate for the entire occupied area (25,449 sq. ft.) will be \$15.25 per square foot, according to the terms of the Lease Agreement dated December 9, 2010. That rate is effective until January 31, 2014.
3. The additional office space will be merged in to the space already occupied by LFUCG, and the terms and conditions of the Lease Agreement dated December 9, 2010 and future modifications of that Lease, will control the entire space, as if it were one space.

4. Except as expressly amended hereby, all remaining terms and conditions set forth in the Lease are hereby reaffirmed in their entirety by Lessor and Lessee, and shall remain unaffected and unmodified by this Amendment.

LESSOR:

LESSEE:

WINMAR CORPORATION, a
Kentucky corporation

LEXINGTON-FAYETTE
URBAN COUNTY
GOVERNMENT

By: 

By: _____

Title: President

Title: _____