

## SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT shall modify and become a part of the Lease dated November 17, 2011, by and between Denham-Blythe Company, Inc. ("Landlord") and Lexington Fayette Urban County Government ("Tenant"), letting 6,910 square feet of office space at 100 Trade Center Street, Lexington, KY 40511, which lease is attached hereto as Exhibit A. WHEREAS, the parties executed a First Amendment to Lease Agreement, effective July 1, 2014, which is attached hereto as Exhibit B, and wish to further amend said lease.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions set forth herein, the parties hereby agree to modify the Lease and First Amendment to Lease Agreement as follows:

**Section 1.1** shall be stricken and replaced with the following:

The term of this lease shall be two (2) years and seven (7) months, commencing December 1, 2016, and terminating on June 30, 2019.

**Section 1.2** shall be stricken and replaced with the following:

Tenant may have three (3) options to renew this lease for a term of one (1) year each ("First Renewal Term", "Second Renewal Term", and "Third Renewal Term") from the Termination Date of this amended Lease, provided the Tenant notifies the Landlord at least 180 days prior to the lease expiration date. The same terms and condition of this Lease (except the Rent as referred to in Section 2.5) will apply to the Renewal Term.

**Section 2.1 Base Rent Amount.**

Base rent during the Term of this amendment shall be amended from \$8,350.04 per month to \$8,851.04 per month.

**Section 2.5** shall be stricken and replaced with the following:

Rent during each of the three (3) renewal terms (First Renewal Term, Second Renewal Term, and Third Renewal Term) shall be \$8,851.04 per month.

All other terms and conditions of the original lease agreement, except as modified herein, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this amendment to lease agreement to be effective the 1<sup>st</sup> day of December, 2016.

**LANDLORD:**



\_\_\_\_\_  
DENHAM-BLYTHE COMPANY, INC.

Witness: Levi L. Brown

Date: 12/9/16 Time: 11:15 am

**TENANT:**

\_\_\_\_\_  
JIM GRAY, MAYOR

Witness: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_