

FOURTH AMENDMENT TO LEASE AGREEMENT

THIS FOURTH 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, the parties executed a Second Amendment to Lease Agreement effective December 1, 2016, which is attached hereto as Exhibit C, and the parties executed a Third Amendment to Lease Agreement effective June 3, 2019, which is attached hereto as Exhibit D, 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 and Second Amendment to Lease Agreement as follows:

Section 1.1 shall be stricken and replaced with the following:

The term of this lease shall be one (1) year, commencing July 1, 2020, and terminating on June 30, 2021.

Section 1.2 shall be stricken and replaced with the following:

Tenant may have no renewal options. If the tenant and landlord mutually agree on month-to-month extensions following the lease option expiring, the rate of rent per month shall be \$9,758.27 per month. If month-to-month extensions are exercised for a time period greater than twelve months, the rent rate shall be increased 5% every (12) month period. If month-to-month options are exercised, either the landlord or the tenant shall have the right to provide (90) days notice to vacate the property by the tenant.

Section 2.1 Base Rent Amount.

Base rent during the Term of this amendment shall be \$9,293.59 per month.

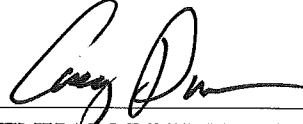
Section 2.5 shall be stricken and replaced with the following:

Rent during the first twelve months of the month-to-month shall be \$9,758.27 per month with the rent increasing 5% every twelve months.

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 29th day of May, 2020.

LANDLORD:



DENHAM-BLYTHE COMPANY, INC.

Witness: Iva Kay Teppert

Date: 5/29/20 Time: 3:25pm

TENANT:

LINDA GORTON, MAYOR

Witness: _____

Date: _____ Time: _____