

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("**Amendment**") is entered into this 23rd day of January, 2026, by and between **RIDGEFIELD INVESTMENTS, LLC**, a Kentucky limited liability company, with an address of 133 West Short Street, Lexington, KY 40507 (the "Landlord"), **THE LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT** with an address of 200 E. Main Street, Lexington, KY 40507 (the "Tenant").

WHEREAS, Landlord and Tenant previously entered into that certain Lease Agreement dated June 30th, 2023 and First Amendment dated May 30th, 2025, for that certain Leased Premises located at 4071 Tates Creek Centre Drive, Suite 206, Lexington, KY 40517, (the "**Lease**");

WHEREAS, Landlord and Tenant desire to amend the Lease to amend the Term, Recitals Rental, and to provide for certain other amendments, as more particularly set forth herein;

NOW THEREFORE, in consideration of the Premises and covenants contained herein and intending to be legally bound hereby, the parties agree as follows:

1. **TERM**. The Term of the Lease is hereby amended and extended from February 1st, 2026 expiring on June 30th, 2029.
2. **RECITALS**. The Leased Premises is hereby amended to 4071 Tates Creek Centre Drive, Suite 204 consisting of 1,836 square feet. The Tenant proportionate share of the Building is hereby amended to 6.01%.
3. **RENTAL**. The Base Rental schedule of the Lease is revised and amended to the following schedule:

<u>Period:</u>	<u>Annual Base Rental:</u>	<u>Monthly Base Rental:</u>
February 1, 2026-June 30, 2026	\$11,144.64	\$928.72
July 1, 2026-June 30, 2027	\$34,425.00	\$2,868.75
July 1, 2027-June 30, 2028	\$35,285.63	\$2,940.47
July 1, 2028-June 30, 2029	\$36,167.77	\$3,013.98

4. CONDITION OF THE PREMISES. Prior to Tenant possession, Landlord shall ensure that the Premises is broom clean, carpets cleaned, and all Premises systems are in good and working condition. Otherwise, Tenant shall take possession of the space in its "as is" present condition.
5. OPTION TO TERMINATE. At any time during the Lease, Tenant shall have the Option to Terminate the Lease by providing Landlord with ninety (90) day advance written notice.
6. EFFECT OF AMENDMENT. Except as specifically modified by this Amendment, all other provisions of the Lease (as amended hereby) remain in full force and effect.

WHEREFORE, the parties hereto have signed this Amendment, as of the ____ day of January, 2026.

LANDLORD:

RIDGEFIELD PROPERTIES, LLC,
a Kentucky limited liability company

By: 
Name: Arjun Bux
Title: Managing Partner

TENANT:

THE LEXINGTON FAYETTE URBAN
COUNTY GOVERNMENT

By: 
Name: Linda Gorton
Title: Mayor

02: PROPERTY OVERVIEW

4071 TATES CREEK
OFFICE CENTRE

FLOOR PLAN - TATES CREEK OFFICE CENTRE SECOND FLOOR

