

THIS FIRST AMENDMENT TO LEASE AGREEMENT ("Amendment") is entered into this 30 day of May, 2025, 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, for that certain Leased Premises located at 4071 Bates Creek Centre Drive, Suite 206, Lexington, KY 40517, (the "Lease");

WHEREAS, Landlord, Tenant and Guarantors desire to amend the Lease to amend the Term, Base Rents, 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 July 1st, 2025 expiring on June 30th, 2027.
2. BASE 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>
July 1, 2025-June 30, 2026	\$11,144.64	\$928.72
July 1, 2026-June 30, 2027	\$11,590.43	\$965.87


3. OPTION TO TERMINATE. At anytime during the Lease, Tenant shall have the Option to Terminate the Lease by providing Landlord with ninety (90) day advance written notice.
4. 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.

SIGNATURE PAGE TO FOLLOW

WHEREFORE, the parties hereto have signed this Amendment, as of the ____ day of April, 2025.

LANDLORD:

RIDGEFIELD PROPERTIES, LLC,
a Kentucky limited liability company

By: 
Name: Anjum Bux
Title: Managing Partner

TENANT:

THE LEXINGTON FAYETTE URBAN
COUNTY GOVERNMENT

By: 
Name: Linda Gorton
Title: Mayor