

THIS FIRST AMENDMENT TO LEASE is made and entered into on this the ____ day of November, 2022, by and between **FRM LAWSON LLC** (“Landlord”) and **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT** (“Tenant”).

WITNESSETH:

WHEREAS, the parties hereto entered into a Lease dated October 1, 2013 (“the Lease”), relating to certain premises known as 900 Enterprise Drive, Lexington, Kentucky;

WHEREAS, the parties hereto desire to amend the Lease on the terms set out herein;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Section 2 of the Lease is amended as follows:

(a) The current term of the Lease shall be extended so that it ends on January 14, 2027.

(b) The second paragraph of Section 2 is deleted and replaced with the following:

The term of the Lease may be renewed for three (3) subsequent terms of one (1) year each. Tenant may request an extension of the Lease by giving written notice to Landlord ninety (90) days prior to the expiration of the then-current term. All terms and conditions of the Lease shall remain the same except for the rent, which shall be as follows:

(i) For the period from January 15, 2027 through January 14, 2028, the rent shall be \$16,587.25 per month.

(ii) For the period from January 15, 2028 through January 14, 2029, the rent shall be \$17,084.83 per month.

(iii) For the period from January 15, 2029 through January 14, 2030, the

rent shall be \$17,597.33 per month.

2. Section 3 of the Lease is amended as follows:

For the time period January 14, 2023 through January 14, 2024, rent shall be \$16,773.84
For the period from January 15, 2024 through January 14, 2027, the monthly rent shall be \$17,666.17.

3. The monthly rent for the time periods reflected in paragraph 2 include the costs for the tenant requested parking lot improvement described in Exhibit A.

4. Except as amended hereby, the Lease shall remain in full force and effect.

MCKAYLA CAIRNS
FRM LAWSON LLC

LEXINGTON FAYETTE URBAN COUNTY
GOVERNMENT

By: _____

Its: _____

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to, and acknowledged before me by McKayla Cairns, on this the ____ day of _____, 2022.

My commission expires: _____ Notary ID: _____

NOTARY PUBLIC,
STATE AT LARGE, KY