

LEASE AMENDMENT NUMBER ONE

This Lease Amendment made and entered into this _____ day of _____, 20__, by and between MEADOWS INCORPORATED, a Georgia Corporation, and Mayor and Aldermen of the City of Savannah, the Landlord and Tenant respectively, under that certain Lease dated September 29, 2021, for a property known as 5521 Abercorn Street – Unit 400, Savannah, GA , 31405 which is more fully described in the aforementioned Lease.

WITNESSETH:

In consideration of the covenants and agreements of the respective parties herein contained and also contained in that Lease of September 29, 2021, the parties hereto, for themselves, their heirs, distributees, executors, administrators, legal representatives, and permitted assigns do hereby agree that the Lease of September 29, 2021, shall be modified/added to as follows:

Exhibit “E” -- ADDITIONAL TERMS ADDENDUM:

7. Extension Term

Landlord hereby grants to Tenant one (1) extension of the Lease for an additional term of five (5) years (the “Extension Term”). The Minimum Rent during the Extension Term shall be **\$23.00 per square foot per year (\$34,500.00 annually; \$2,875.00 monthly)**, plus all Additional Rent as adjusted in accordance with the Lease.

The Extension Term Minimum Rent shall commence on **October 1, 2026**, and continue through **September 30, 2027**. Beginning **October 1** of each of the four (4) subsequent years of the Extension Term, the Minimum Rent shall increase by **three percent (3%)** over the immediately preceding year’s Minimum Rent.

The Lease shall expire on **September 30, 2031**, unless sooner terminated or further extended in accordance with the Lease.

To exercise the Extension Term, Tenant must sign and return this Amendment to Landlord **on or before June 30, 2026**. If Tenant fails to timely sign and return this Amendment for full execution by such date, the Extension Term shall be deemed unexercised, and this Amendment shall be null and void.

All other rents, terms and conditions of that Lease of September 29, 2021, shall remain the same and in full force and effect.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

WITNESSES:

Print Name

Print Name

WITNESSES:

Print Name

Print Name

LANDLORD: Meadows Incorporated

By: _____

Bernard C. Brown, Jr., President

TENANT: Mayor and Aldermen of the City of Savannah

By: _____

Print Name

Title: City Manager