

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT (“Lease”) is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City” or “Lessee”) and **Denver Health and Hospital Authority**, a body corporate and political subdivision of the State of Colorado, whose address is 777 Bannock Street, Denver, Colorado 80204 (“DHHA” or “Lessor”) (collectively “Parties”).

WITNESSETH:

WHEREAS, the Parties entered into a Lease Agreement dated October 30, 2015, (the “Agreement”) to lease a portion of the space, Lease Premises, to the City for use by the Medical Examiner to conduct autopsies, forensic analysis, and for office space; and

WHEREAS, the Parties wish to amend the Agreement to modify the rent.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and obligations herein set forth, the Parties agree as follows:

1. Article 3 of the Lease Agreement entitled “**RENT**,” is amended to read as follows:

“3. **RENT**: Rent shall be paid by the City monthly to DHHA as follows:

Monthly Rent years 1-2: \$102,747.21/month

Monthly Rent years 3 – 8: \$137,090.00/ month

Monthly Base Rent years 9-10: \$12,083.33/month calculated at
\$5.00/square foot/year

Total Contract Amount (includes Operating Expenses) \$12,427,741.92

Rent in years 1 through 8 includes payment for DHHA provided tenant improvements valued at \$13,938,540.00 amortized over 8 years at 2.5% interest.

The tenant improvement costs are based on actual of the cost of constructing the tenant improvements amortized over 8 years at 2.5% interest less payments made to DHHA in preceding years totaling \$4,877,233.00. This Lease Agreement will be amended to reflect rental payments based on actual cost of the tenant improvement. The City shall have the right to pre-pay remaining principal balance of the tenant improvement costs early in accordance with the amortization schedule attached as **Exhibit C-1**, in which case the Monthly Rent will be considered paid in full through the end of year 8.”

2. Pursuant to the City’s obligations under Article 13 of the Lease Agreement, the parties agree that the City shall make a one (1) time payment not to exceed \$156,352.00 for environmental remediation.

3. Except as herein amended, the Agreement is affirmed and ratified in each and every particular.

4. This Amendment Agreement will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

[SIGNATURE PAGES FOLLOW]

Contract Control Number:

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of

SEAL

CITY AND COUNTY OF DENVER

ATTEST:

By _____

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

By _____

By _____

By _____



Contract Control Number: FINAN-201524424-01

Contractor Name: Denver Health & Hospital Authority

By: Brett

Name: Beg Burnett
(please print)

Title: CFO
(please print)

ATTEST: [if required]

By: Brittany Danielle Richardson

BRITTANY DANIELLE RICHARDSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20124001853
MY COMMISSION EXPIRES JANUARY 17, 2020

Name: Brittany Danielle Richardson
(please print)

Title: Contract Administrator, Legal
(please print) 10/17/2018



OFFICE OF THE MEDICAL EXAMINER - TOTAL ANNUAL PAYMENT STRUCTURE

Period	Beginning**	Annual Principle	Rate	Interest	Annual Payment	
					Amount	Total***
2018*	\$ 9,061,307.00	\$1,418,547.35	2.50%	\$ 226,532.68	\$1,801,432	\$1,801,432
2019	\$ 7,642,759.65	\$1,454,011.03	2.50%	\$ 191,068.99	\$1,645,080	\$1,645,080
2020	\$ 6,188,748.62	\$1,490,361.31	2.50%	\$ 154,718.72	\$1,645,080	\$1,645,080
2021	\$ 4,698,387.31	\$1,527,620.34	2.50%	\$ 117,459.68	\$1,645,080	\$1,645,080
2022	\$ 3,170,766.97	\$1,565,810.85	2.50%	\$ 79,269.17	\$1,645,080	\$1,645,080
2023	\$ 1,604,956.12	\$1,604,956.12	2.50%	\$ 40,123.90	\$1,645,080	\$1,645,080
		\$ 9,061,307.0		\$ 809,173.1	\$ 10,026,832.1	

Notes:

*Assumes total project cost of \$13,938,540 and one-time payment in 2018 from the Environmental Services Enterprise Fund for the environmental cost overage of \$156,352.

** Lease was approved by City Council in 2015 with lease payments beginning in 2016. \$4,877,233 paid toward lease to date from 2015-2017 from annual CIP and operating agreement.

*** Annual lease payment increase is \$412,113 over next 6 years.