

SECOND AMENDATORY LEASE AGREEMENT

THIS SECOND AMENDATORY LEASE AGREEMENT is made by and between the **CITY AND COUNTY OF DENVER** (“City” or “Lessor”), a municipal corporation and home rule city of the State of Colorado, and **COLORADO SYMPHONY ASSOCIATION**, whose address is 1245 Champa Street, 4th Floor, Denver, Colorado 80202 (“Lessee”).

WITNESSETH:

WHEREAS, the City is the owner of certain property located at 1245 Champa Street, Denver Colorado (the “Property”), a portion of which is not required for public use and occupancy at present; and

WHEREAS, the City entered into a Lease Agreement dated September 25, 2013, and amended by an Amendatory Lease Agreement dated September 1, 2015, to lease a portion of the Property to Lessee for use as offices for the Colorado Symphony Association (the “Lease Agreement”); and

WHEREAS, the City now desires to amend the Lease Agreement to extend the term and modify the total rent amount.

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein set forth the City and the Lessee agree as follows:

1. Section 2, “**TERM**” of the Lease Agreement is modified in its entirety to read as follows:

“2. **TERM**: The term of this Lease shall begin on October 1, 2013, and it shall terminate on December 31, 2018, unless sooner terminated pursuant to the terms of the Lease (the “Term”).

2. Section 3, “**RENT**” of the Lease is amended by replacing it in its entirety as set forth below:

“3. **RENT**: The Lessee shall pay to the City Rent of Five Thousand and No/100 Dollars (\$5,000.00) per month, on or before the first day of each month during the term of the Lease, for a total Rent amount during the term from January 1, 2017 through December 31, 2018 of Sixty Thousand and No/100 Dollars (\$60,000.00). The total rent amount for the entire term from October 1, 2013 through December 31, 2018 is \$195,000.00. Rent shall be paid to the City as specified by the Director.

3. Paragraph 12 of the Agreement, providing for the payment of utilities and CAM Charges by the Lessee, remains in effect.

4. Except as otherwise modified or amended herein, all of the terms, provisions and conditions of the Lease Agreement are hereby affirmed and ratified in each and every particular as though set out in full herein.

[REST OF PAGE INTENTIONALLY LEFT BLANK, 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 _____



Contractor Name:

Colorado Symphony Association

By: Coreen Miller

Name: Coreen Miller
(please print)

Title: Chief Financial Officer
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

