

## AMENDATORY LEASE AGREEMENT

**THIS AMENDATORY LEASE AGREEMENT** is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation and home rule city of the State of Colorado, hereinafter referred to as the “City”, and **ROCKY MOUNTAIN HUMAN SERVICES** a Colorado nonprofit corporation whose address is 9900 East Iliff Avenue, Denver Colorado (the "Lessor or Landlord"). The City and the Landlord may each be referred to as a “Party” and collectively as “the Parties”.

### RECITALS:

**WHEREAS**, the City leased certain real property and improvements located at 9900 East Iliff Avenue, Denver Colorado (the “Property”) from Lessor in a Sublease Agreement; and

**WHEREAS**, the City and Landlord desire for the City to expand its Leasehold into the area labelled ROFR on Exhibit B of the Sublease Agreement from Lessor; and

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants and obligations set forth herein, the Parties wish to amend the Agreement as follows:

1. **Article 2** of the Agreement, entitled “**TERM**,” is hereby amended by adding the following to the end of the existing contents of Article 2:

“**AMENDMENT TERM**: The term of this amendment shall begin on **March 1, 2024** and expire on **October 28, 2029**, unless terminated earlier pursuant to the terms of this Lease Agreement.”

2. **Article 3** of the Agreement, entitled “**RENT**,” is hereby amended by adding the following to the end of the existing contents of Article 3:

“**AMENDMENT TERM RENT**: Starting **March 1, 2024**, and continuing through **October 28, 2029**, rent shall adhere to the below timeline and rates:

	Lease Year	Period	# Mos in Period	Ann Base Rent psf	Mo adl Rent	Adl Rent for Period	Total Mo Rent	Total Rent for Period
Amend 1	1	5/1/2024-10/31/2024	6	\$23.53	\$2,519.67	\$15,118.03	\$7,918.60	\$47,511.61
Adl 1285 SF	2	11/1/2024 - 10/31/2025	12	\$24.24	\$2,595.26	\$31,143.13	\$8,125.54	\$97,506.49
	3	11/1/2025 - 10/31/2026	12	\$24.96	\$2,673.12	\$32,077.43	\$8,338.45	\$100,061.39
	4	11/1/2026 - 10/31/2027	12	\$25.71	\$2,753.31	\$33,039.75	\$8,557.39	\$102,688.71
	5	11/1/2027 - 10/31/2028	12	\$26.48	\$2,835.91	\$34,030.94	\$8,782.44	\$105,389.30
	6	11/1/2028 - 9/30/2029	11	\$27.28	\$2,920.99	\$32,130.88	\$8,253.03	\$90,783.32
	6	10/1/2029-10/28/2029	0.903226	\$27.28	\$2,921.23	\$2,638.53	\$7,196.93	\$7,196.93

3. **Article 4** of the Agreement, entitled “MAXIMUM CONTRACT AMOUNT,” is hereby amended to read as follows:

**“MAXIMUM CONTRACT AMOUNT:** Notwithstanding any other provision in this Lease, the City’s Maximum payment obligation through the term of the Lease will not exceed FIVE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED EIGHTY-TWO DOLLARS AND EIGHT CENTS (\$584,882.08).”

4. Article 38 of the Agreement, entitled “LANDLORD TERMINATION OPTION” is hereby amended to read as follows:

“Landlord Termination Option: In the event Landlord decides to market the building for sale, Landlord shall have the right to terminate the lease at any time after the first anniversary of the Amendment Term (05/01/2025) with 180 days’ prior written notice.”

5. Except as herein amended, the Agreement is revived, affirmed and ratified in each and every particular.
6. This Amendatory Lease 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.

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SIGNATURE PAGES FOLLOW THIS PAGE**

**Contract Control Number:** FINAN-202473784-00  
**Contractor Name:** ROCKY MOUNTAIN HUMAN SERVICES

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:**

Attorney for the City and County of Denver

By:

By:

\_\_\_\_\_

\_\_\_\_\_

By:

\_\_\_\_\_

**Contract Control Number:**  
**Contractor Name:**

FINAN-202473784-00  
ROCKY MOUNTAIN HUMAN SERVICES

By: DocuSigned by:  
*Nancy Stokes*  
86FAA9B9E0AC402...

Name: Nancy Stokes  
(please print)

Title: CFO  
(please print)

ATTEST: [if required]

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(please print)

Title: \_\_\_\_\_  
(please print)