

## FOURTH AMENDATORY LEASE AGREEMENT

**THIS FOURTH 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 **DAZBOG DENVER BLDG. LLC**, a Colorado limited liability company, whose address is 1090 Yuma Street, Denver, Colorado 80204 (the “Concessionaire”). The City and the Concessionaire 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 201 W. Colfax, Denver, Colorado 80202 (the “Property”) to the Concessionaire by a Concession Agreement dated **June 12, 2018** (City Clerk File No. 201840933-00) to operate a coffee kiosk, and a First Amendment to Concession Agreement dated **June 8, 2020** (City Clerk File No. FINAN202054775-01), a Second Amendment dated **August 24, 2020** (City Clerk File No. FINAN202054775-02), and a Third Amendment dated **January 5, 2021** (City Clerk File No. FINAN202054775-03), (collectively the “Agreement”); and

**WHEREAS**, the Mayor declared a state of local disaster emergency on **March 12, 2020**, pursuant to C.R.S. 24-33.5-701, et seq. (“City Emergency Declaration”), due to the spread of COVID-19, as may be amended, the Governor of the State of Colorado declared a Disaster Emergency (D 2020 003) dated **March 11, 2020**, as may be amended, on the same basis, and the President of the United States issued a Declaration of Emergency on **March 13, 2020**, due to the COVID-19 crisis (“Nationwide Emergency Declaration”); and

**WHEREAS**, the City Council, pursuant to Proclamation No. 20-0350 passed on **April 13, 2020**, urged and supported a moratorium on rent because many people are unable to pay as a result of repercussions from the COVID-19 crisis; and

**WHEREAS**, the Parties now desire to amend the Agreement to provide for the forgiveness of base rent payments for an additional three months in 2021 and to extend the term of the Agreement for three months beyond the current expiration date of the Agreement term.

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

1. **Article 2** of the Agreement, entitled “**TERM**,” is hereby amended in part to read as follows:

“2. **TERM**:

- a. The term of this Agreement shall begin on **May 1, 2019** and expire on **April 30, 2025** (the “Term”) unless terminated earlier pursuant to the terms of this-Agreement.
- b. Notwithstanding the foregoing, the City shall have one (1) option to extend the Term of the Lease (the “Extension Option”) for an additional three (3) months beyond the then-current expiration date, for a new expiration date of **July 31, 2025** (the “Extended Term”) on the same terms and conditions as set forth in the Agreement except as provided in Article 2 below. The City, through the sole discretion of the Director of the Division of Real Estate, may exercise this Extension Option by providing the Concessionaire with written notice no less than thirty (30) days prior to the expiration of the then-current Term. In the event the City exercises the Extension

Option, the monthly rent for the Extended Term shall be as prescribed below in Article 2.”

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

“3. **COMPENSATION AND FEES**:

- a. The Concessionaire shall be excused from paying its base rent for the months of **February 2021 through April 2021**, at a rate equal to \$775.00 per month. For the three-month period comprising the extended Term, **February 2025 through April 2025**, Concessionaire shall pay the City the monthly rent amount due during the last year of the Term equal to \$900.00 per month.
  - b. In the event the City exercises its Extension Option to further extend the Term as provided above, the rent of \$800.00 per month shall be deferred for the months of **May 2021 through July 2021** and Concessionaire shall then pay \$900.00 per month from **May 2025 through October 2025.**”
3. Except as herein amended, the Agreement is revived, affirmed and ratified in each and every particular.
  4. This Fourth 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:**  
**Contractor Name:**

FINAN-202054775-04  
DAZBOG DENVER BLDG LLC

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-202054775-04  
DAZBOG DENVER BLDG LLC

By:   *Please see next page for signature*  \_\_\_\_\_

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

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

ATTEST: [if required]

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

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

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

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

FINAN-202054775-04 / ALF-201840933-04  
DAZBOG DENVER BLDG LLC

By: 

Name: Leonid Yuffa  
(please print)

Title: Member  
(please print)

ATTEST: [if required]

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

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

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