

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT (“**Amendment**”) is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “**City**”) and **PRRC LLC**, a Colorado limited liability company (“**Lessee**”) (collectively “**Parties**”).

WITNESSETH:

WHEREAS, the Parties entered into a Lease Agreement dated March 31, 2021 (the “**Lease**”) whereby the City leased to Lessee certain real property located at 3300 N. Kalamath Street, Denver, Colorado; and

WHEREAS, the Parties wish to, among other things, modify the Rent Commencement Date and the Term of the Lease.

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

1. Capitalized Terms: Capitalized terms herein shall have the same meaning as is ascribed to such terms in the Lease, unless otherwise defined herein.
2. Term: Section 2 of the Lease, entitled “**TERM**” is amended by deleting it in its entirety and replacing it with the following Section 2:

“2. **TERM**: The term of this Lease shall commence on the Effective Date and shall terminate on April 5, 2026 (the “**Term**”).”
3. Rent: Section 5 of the Lease, entitled “**RENT**”, is amended by deleting in its entirety the first sentence contained therein and replacing it with the following sentence:

“Rent shall commence on the earlier of: a) the completion of Lessee’s Improvements as specified in Section 9; or b) April 5, 2022 (the “**Rent Commencement Date**”).”

Section 5 is further amended by deleting in its entirety the chart listing the Rent payable by Lessee with the following chart:

Year	Monthly Rent	Annual Rent
1	\$2,800.00	\$33,600.00
2	\$2,800.00	\$33,600.00
3	\$2,800.00	\$33,600.00
4	\$2,800.00	\$33,600.00
5	\$2,800.00	\$33,600.00

4. Lessee's Extension Option: Section 3 of the Lease, entitled "LESSEE'S EXTENSION OPTION" is amended by deleting it in its entirety and replacing it with the following Section 3:

"3. INTENTIONALLY DELETED"

Further, any references to the capitalized terms "Extension Option" and "Extended Term" contained in the Lease are hereby deleted.

5. City's Termination Option: Section 4 of the Lease, entitled "CITY'S TERMINATION OPTION" is amended by deleting it in its entirety and replacing it with the following Section 4:

"4. INTENTIONALLY DELETED"

6. Right to Alter Time for Performance: Section 42 is hereby added to the Lease to read as follows:

"42. RIGHT TO ALTER TIME FOR PERFORMANCE. The Parties may alter any time for performance set forth in this Lease by a letter signed by the Director, Division of Real Estate for the City and an authorized representative of Lessee."

7. Ratification: Except as herein amended, the Lease is affirmed and ratified in each and every particular.

8. Effective Date: This Amendment 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 PAGE(S) FOLLOW]

Contract Control Number: FINAN-202157861-01
Contractor Name: PRRC 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-202157861-01
PRRC LLC

By: PRRC Management Co., a Colorado corporation, Manager

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-202157861-01
PRRC LLC

By: PRRC Management Co., a Colorado corporation, Manager

By:  _____

Name: Paul C. Hoogensen
(please print)

Title: MANAGER
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)