

FIRST AMENDMENT TO OFFICE SPACE LEASE

THIS FIRST AMENDMENT TO OFFICE SPACE LEASE is made and entered into as of the date stated on the City’s signature page below, by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, on behalf of its Department of Aviation (the “City”) and **SECURE HEALTH PARTNERS, LLC**, a Colorado limited liability company (“**Tenant**”), and collectively (the “**Parties**”).

WITNESSETH

WHEREAS, the City owns and operates Denver International Airport (“**DEN**” or the “**Airport**”), including the land within DEN; and

WHEREAS, the Tenant is engaged in the business of providing drug testing to various airlines, including Sky West and Frontier Airlines; and

WHEREAS, the Parties hereto entered into a certain Office Space Lease, which was effective June 25, 2020, known by contract number 201952936 (the “**Existing Agreement**”), under which the Tenant and the City agree to the terms of the Tenant’s use and lease of certain premises and facilities at the Airport; and

WHEREAS, Tenant is in need of space, in order to better support its operations by enhancing the privacy of individuals being tested and the security of the procedure and space; and

WHEREAS, Tenant will return its currently leased space and acquire new space as identified herein and illustrated on *Exhibit A*, attached hereto (“**Office Space**”); and

WHEREAS, the Parties now wish to amend the Existing Agreement and modify the premises leased as set forth in this First Amendment; and

NOW, THEREFORE, or and in consideration of the premises and other good and valuable consideration, the Parties hereto agree as follows:

1. All references to *Exhibit A* in the Existing Agreement are hereby deleted in its entirety and replaced with the updated *Exhibit A* attached hereto.
2. Except as otherwise provided herein, all of the terms, provisions, and conditions of the Existing Agreement shall remain in full force and effect as though set out in full here and are hereby ratified and reaffirmed.
3. This First Amendment to the Agreement shall not become effective or binding on the City until it is approved by the City Council, and it is fully executed by all signatories of the City and County of Denver.

[SIGNATURE PAGES AND EXHIBIT FOLLOW]

Contract Control Number: PLANE-202262658-01/ 201952936-01
Contractor Name: SECURE HEALTH PARTNERS 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:

PLANE-202262658-01/ 201952936-01
SECURE HEALTH PARTNERS LLC

By: DocuSigned by:
Kelly Kirwan
A7B7D251F8824AD... _____

Name: Kelly Kirwan
(please print)

Title: Business Manager
(please print)

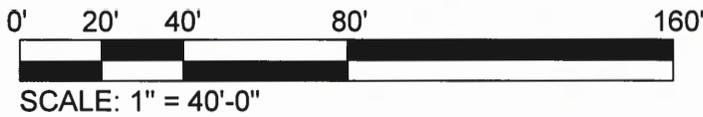
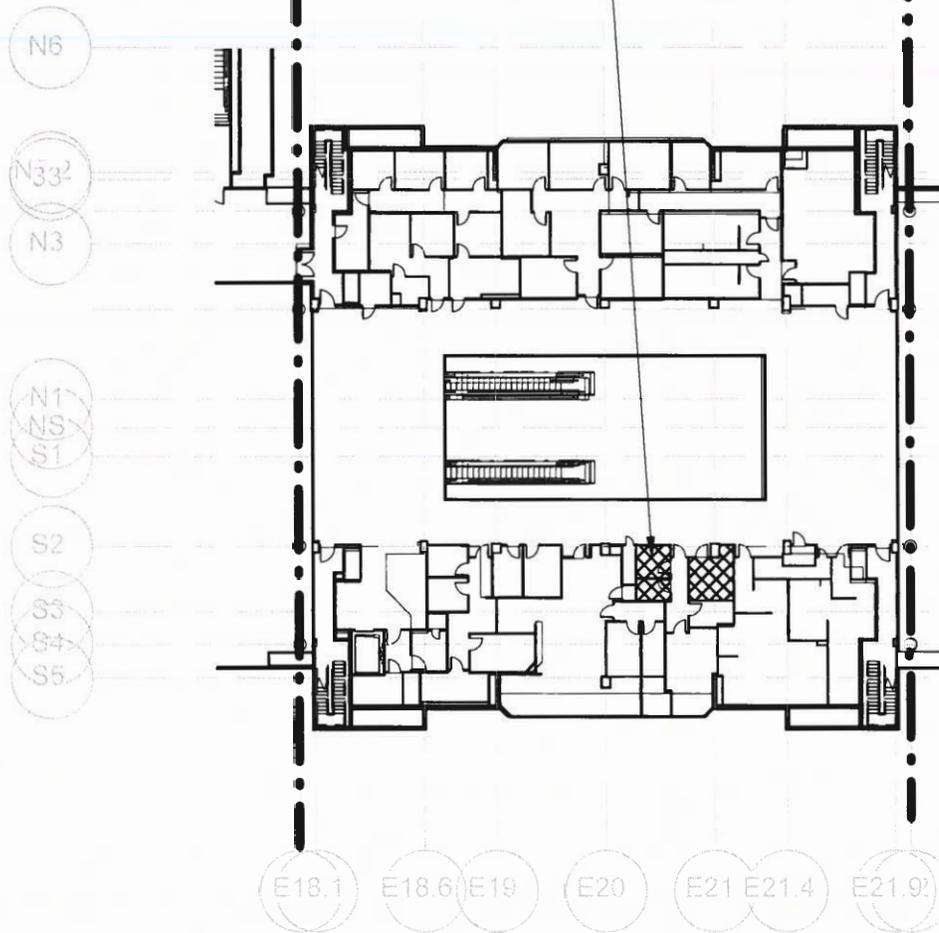
ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

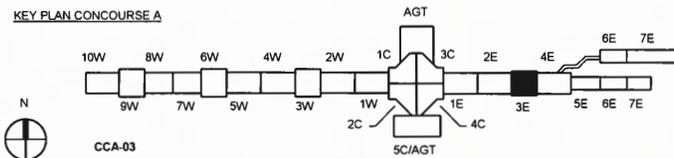
SECURE HEALTH PARTNERS, LLC
246.4 SF



NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LESSEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LESSEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

DEN Planning and Design

KEY PLAN CONCOURSE A



DENVER INTERNATIONAL AIRPORT

EXHIBIT A
S17-1-3-E21.5-S3-1
SECURE HEALTH PARTNERS, LLC 2

CC#:

DATE: 02/02/22