

REVIVAL AND AMENDATORY AGREEMENT

THIS REVIVAL AND AMENDATORY 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 (“City”), and **MILE HIGH MONTESSORI EARLY LEARNING CENTERS**, a Colorado non-profit corporation, whose address is 1780 Marion Street, Denver, Colorado 80218 (the “Lessee”).

WITNESSETH:

WHEREAS, the City and the Lessee entered into that certain Lease and Agreement dated April 14, 2010 (the “Lease”) whereby the City leased the property located at 980 South Lowell Boulevard, Denver, Colorado to Lessee to be operated as a Child Care Center (“Leased Premises”); and

WHEREAS, the City and Lessee desire to revive and amend the Lease to extend the term of the Lease and update other contract language.

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

1. Article 2 of the Lease entitled “**TERM**” is hereby amended to read as follows:

“**2. TERM:** The term of this Lease shall begin on June 1, 2009, and terminate on May 31, 2019, unless sooner terminated pursuant to the terms of this Lease.”

2. Lessee shall continue to pay One Dollar (\$1.00) a year as rent for each year, or portion thereof Lessee occupies the Leased Premises through the end of the term of the Lease.

3. A new Article numbered 35 is hereby added to the Lease reading as follows:

“**35. Electronic Signatures and Electronic Records:**

Lessee consents to the use of electronic signatures by the City. The Lease, this Amendatory Agreement, and any other documents requiring a signature hereunder, may be signed electronically by the City in the manner specified by the City. The Parties agree not to deny the legal effect or enforceability of the Lease or Amendatory Agreement solely because it is in electronic form or

because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Lease and Amendatory Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.”

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

[SIGNATURE PAGES FOLLOW]