

AMENDATORY LEASE AGREEMENT

THIS AMENDATORY LEASE AGREEMENT is made by and between the **CITY AND COUNTY OF DENVER** (“City” or “Lessor”), a municipal corporation and home rule city of the State of Colorado, and **COLORADO SYMPHONY ASSOCIATION**, whose address is 1245 Champa Street, 4th Floor, Denver, Colorado 80202 (“Lessee”).

WITNESSETH:

WHEREAS, the City is the owner of certain property located at 1245 Champa Street, Denver Colorado (the “Property”), a portion of which is not required for public use and occupancy at present; and

WHEREAS, the City entered into a Lease Agreement dated September 25, 2013, to lease a portion of the Property to Lessee for use as offices for the Colorado Symphony Association (the “Lease Agreement”); and

WHEREAS, the City now desires to amend the Lease Agreement to modify the premises location, extend the term and modify the rent amount.

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein set forth the City and the Lessee agree as follows:

1. All references to “**Exhibit A**” in the Agreement shall be amended to read: “**Exhibit A** and **Exhibit A-1**” as applicable. The depiction of leased premises marked as **Exhibit A-1** attached to this Amendatory Lease Agreement is hereby incorporated by reference.

2. Section 1, “**LEASED PREMISES**” of the Lease Agreement is modified in its entirety to read as follows:

1. **LEASED PREMISES**: Subject to the terms of the Lease Agreement (hereinafter referred to as “Lease”), the City agrees to lease, demise, and let unto Lessee and the Lessee does hereby lease from the City those certain premises (the “Leased Premises”) located at 1245 Champa Street in Denver, Colorado. Lessee will occupy office space on the third floor, as more particularly depicted on **Exhibit A**, until September 30, 2015. Lessee will occupy office space on the fourth floor, as more particularly described on **Exhibit A-1**, of the 1245 Champa Street building from October 1, 2015 until December 31, 2016. The depiction contained on Exhibit A-1 may be modified upon the written authorization of the Director of Real Estate (the “Director”), to correct minor, technical errors.

3. Section 2, "**TERM**" of the Lease Agreement is modified in its entirety to read as follows:

"2. **TERM**: The term of this Lease shall begin on October 1, 2013, and it shall terminate on December 31, 2016, unless sooner terminated pursuant to the terms of the Lease (the "Term").

4. Section 3, "**RENT**" of the Lease is amended by replacing it in its entirety as set forth below:

"3. **RENT**: Beginning on October 1, 2015, the Lessee shall pay to the City Rent of Five Thousand and No/100 Dollars (\$5,000.00) per month, on or before the first day of each month during the term of the Lease, for a total Rent amount during the term from October 1, 2015 through December 31, 2016 of Seventy-Five Thousand and No/100 Dollars (\$75,000.00). Rent shall be paid to the City as specified by the Director.

5. Except as otherwise modified or amended herein, all of the terms, provisions and conditions of the Lease Agreement are hereby affirmed and ratified in each and every particular as though set out in full herein.

[REST OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGES FOLLOW]

Contract Control Number:

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:

By _____

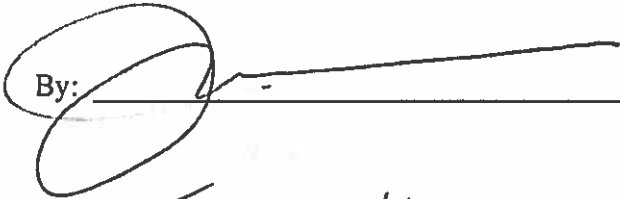
By _____

By _____



Contract Control Number: FINAN-201311017-01

Contractor Name: Colorado Symphony Association

By:  _____

Name: Jerome Kern
(please print)

Title: CEO
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

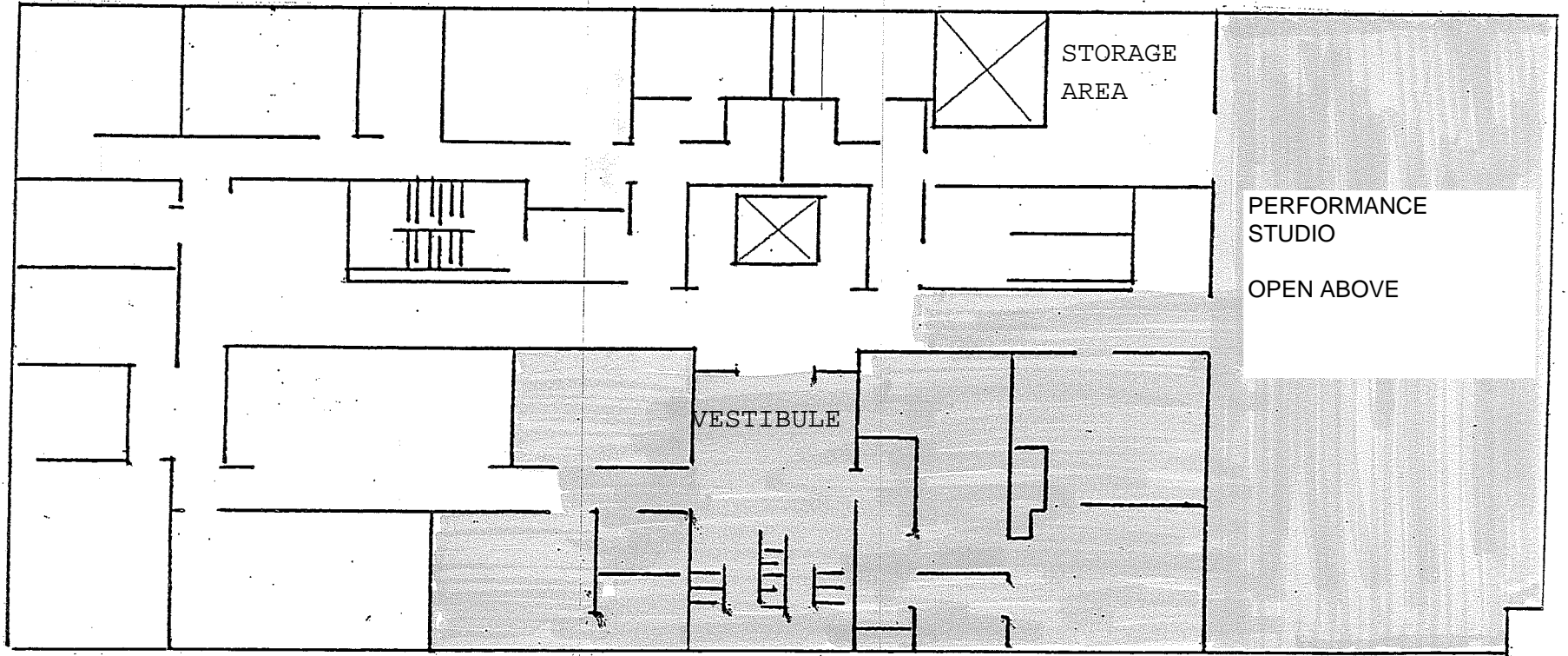
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1245 CHAMPA STREET

EXHIBIT A-1

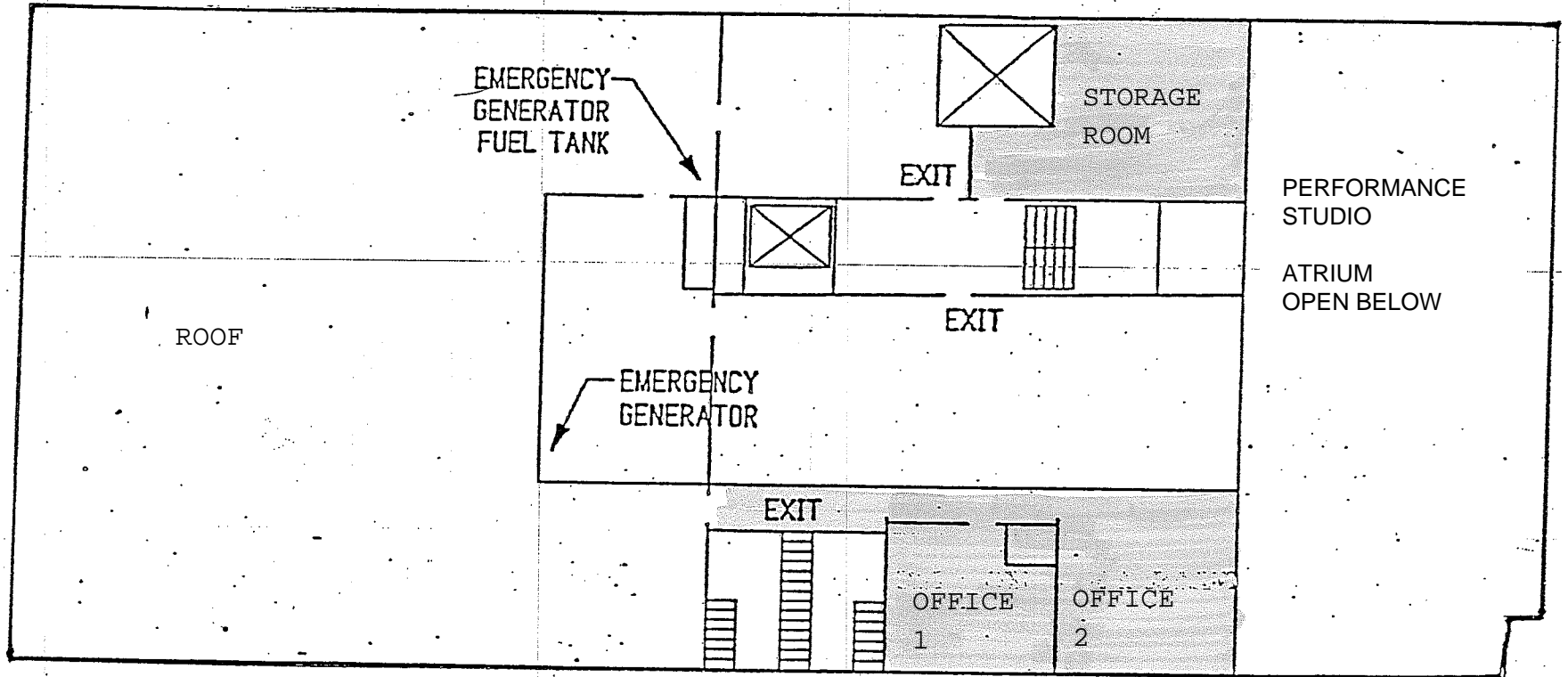
CITY AND COUNTY OF DENVER
OFFICE BUILDING



4TH FLOOR

1245 CHAMPA STREET

CITY AND COUNTY OF DENVER
OFFICE BUILDING



PENTHOUSE