

1245 CHAMPA STREET- LEASE TERMS

COLORADO SYMPHONY ASSOCIATION

- Lessor:** City and County of Denver.
- Lessee:** Colorado Symphony Association, a Colorado nonprofit corporation.
- Premises:** Fourth Floor. Approximately 10,000 square feet comprising the fourth floor of 1245 Champa Street. Lessee is relocating from the third to the fourth floor of the building.
- Rent:** Five Thousand Dollars (\$5,000.00) per month, for a total rental amount of \$75,000.00 over the full course of the extended term of the Lease.
- Term:** Extended Lease Term commences October 1, 2015 and expires December 31, 2016. Original term of the Lease commenced October 1, 2013 and expired September 31, 2015.
- Use:** Premises are to be used and occupied by Lessee as office space, unless otherwise approved by the Director of the Division of Real Estate. Lessee accepts the Premises in an "AS IS, WHERE IS" condition.
- Renewal Options:** None.
- Operating Expenses:** Lessee shall pay for all operating expenses applicable to their Premises including water, sewer, chilled water, gas, elevator maintenance costs and associated fees, pest control and electricity, or other utilities or services allocable to the Premises, as well as CAM Charges, at a combined rate of approximately \$3,750.00 per month, subject to an annual reconciliation to actual costs. Lessee shall maintain the interior and exterior non-structural portions of the leased premises, including electrical, plumbing, and casualty damage.