

**Amendment I to the Lease Agreement between
Tucson Unified School District
and
Arabian Oasis & Wayfarer Christian Center**

This Amendment I relates to the Lease dated June 13, 2012 for premises at 2102 and 2120 East Broadway Boulevard, Tucson, Arizona as specified within that Lease Agreement.

WHEREAS the Annual Rent increased from three dollars (\$3.00) per square foot to four dollars (\$4.00) per square foot effective September 21, 2013;

WHEREAS both parties wish to modify the Annual Rent; and,

WHEREAS the Arabian Oasis & Wayfarer Christian Center have punctually paid rents and improved the buildings;

NOW THEREFORE, the parties hereto desire to amend, modify or change certain portions of said Lease Agreement as follows:

MINIMUM ANNUAL RENT.

Effective December 11, 2013 \$ 17,568.00 per year NNN payable in monthly installments of \$ 1,464.00 plus NNN expenses.

Effective September 21, 2014 \$ 23,424.00 per year NNN payable in monthly installments of \$ 1,952.00 plus NNN expenses.

Effective September 21, 2015 \$ 29,280.00 per year NNN payable in monthly installments of \$ 2,440.00 plus NNN expenses.

EXCEPT AS MODIFIED HEREIN, all terms, covenants and conditions contained in said Lease Agreement, shall remain in full force and effect. This Amendment, along with the original Lease Agreement, constitute the entire agreement between the parties, and integrate and supersede all understanding of agreements, written or verbal, with respect to the same.

IN WITNESS WHEREOF, The parties hereto have affixed their signatures on the day and the year written below.

LANDLORD: **Tucson Unified School District** TENANT: **Arabian Oasis Inc.**

By: _____

Bryant Nodine, AICP

Title: Acting Director of Planning and Student Assignment

Date: _____

By: _____

Magdy Behman

Title: CEO

Date: _____

TENANT: **Wayfarer Christian Center**

By: _____

Magdy Behman

Title: CEO

Date: _____