

**Amendment II to Lease Agreement  
for the  
International School of Tucson at the former Jefferson Park School**

This amendment relates to the Lease dated November 28, 2011 between Tucson Unified School District (District or Lessor) and International School of Tucson (Lessee) for the former Jefferson Park School.

Lessor and Lessee have agreed to amend the lease as follows:

1. Grant approval to build a new, free-standing science building with two labs and 2 classrooms, substantially as shown in Exhibit A, for the 6th, 7th and 8th grade programs. This will essentially occupy the location of the current portables, which will be demolished. Per Section 10 of the Lease, Lessee will submit plans for the project for Lessor approval and Lessor shall inspect the final project.
2. Grant additional lease renewal options to allow Lessee to obtain financing for the project. The first renewal term will start at the expiration of the current lease and run from November 1, 2022, until October 31, 2032; the second renewal term will run from November 1, 2031 to October 31, 2036. These options shall be unilaterally executed by Lessee if Lessee so chooses.
3. Grant a rent credit for capital improvements. The estimated project construction cost, minus architectural fees, is \$583,750. Based on a 25-year building life, Lessee will be provided a 40% rent credit which will amount to \$233,500 over 15 years as follows:
  - Year 1-5 \$30,000.00 per year
  - Year 6-10 \$10,000.00 per year
  - Year 11-15 \$6,700.00 per yearThe rent credit shall commence on the first day of the first month following Lessor completion of the project and payment of the final invoice and shall continue for 15 years from that date. The final five years of payment shall be adjusted based on the final cost of the project.

All other terms and conditions pertaining to the Lease will remain the same.

LESSOR:  
Tucson Unified School District  
606 South Plumer  
Tucson, Arizona 85719

LESSEE  
International School of Tucson  
1701 E. Seneca St  
Tucson, Arizona 85719

By: \_\_\_\_\_  
Bryant Nodine, Planning Director

By: \_\_\_\_\_  
William Arthur, Executive Director

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A**  
**PLANS FOR NEW BUILDING AT THE INTERNATIONAL SCHOOL OF TUCSON**

