

ADDENDUM II TO LEASE

THIS ADDENDUM II is made and entered into by and between Tucson Unified School District (TUSD) as "Landlord", and Blue Adobe Project, a 501c3 non-profit corporation in the State of Arizona, as "Tenant," with respect to the Lease dated the 19th day of April 2013.

WITNESSETH:

WHEREAS, the parties hereto have entered into a lease of even date herewith, for those certain premises described on Exhibit "A" of the Lease (Rogers Elementary School) located in Pima County, Tucson, Arizona.

WHEREAS, the parties hereto now desire to amend, modify or change certain portions of said Lease;

3(e) Minimum Annual Rent (Section 4): Minimum Annual Rent for Year 6 2018-19 shall be the same amount as Minimum Annual Rent for Year 5 2017-18: \$5019 /month, \$60,228/year, \$2.10/sq ft/yr.

3(g) Premises: Premises shall not expand to include the area in Exhibit A described in yellow and including the north building until June 1, 2019.

38. Right of First Offer to Purchase, The terms of this Section 38 shall be extended by one year.

39. Right of First Offer to Lease. The terms of this Section 39 shall be extended by one year.

NOW, THEREFORE, in consideration of the covenant and agreements contained herein, the parties do hereby agree to follow, to wit:

EXCEPT AS MODIFIED HEREIN, all terms, covenants and conditions contained in said Lease shall remain in full force and effect. This Addendum and the Lease constitute the entire agreement between the parties relating to the subject lease of the Premises, and integrate and supersede all understandings or agreements, written or verbal, with respect to the same except as expressly written in this Addendum or in the Lease. In the event of any inconsistency between the terms and provisions of this Addendum and those of the Lease, the terms of the Addendum shall govern and control.

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

LANDLORD: Tucson Unified School District

TENANT: Blue Adobe Project

Bryant Nodine
Director of Planning Services
Date: _____

By: _____
Its: _____
Date: _____