

FIRST AMENDMENT TO COMMERCIAL LEASE

THIS FIRST AMENDMENT TO COMMERCIAL LEASE ("First AMENDMENT") is entered into this 11th day of June, 2012, by and between the City of Flagstaff, an Arizona municipal corporation ("Lessor"), and Southside Community Association, INC, an Arizona non-profit corporation, with offices at 230 East Brannen Avenue, Flagstaff, Az 86001 ("Lessee"), as further set forth below.

RECITALS

A. Lessor and Lessee are parties to a Commercial Lease ("Original Lease") dated August 01, 2007, respecting that building located at 230 East Brannen Avenue, in the City of Flagstaff, Coconino County, Arizona.

C. The Lessor and Lessee now desire to amend the Lease on the terms and conditions contained in this First Amendment.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to amend the Lease as follows:

Section 1. Definitions. All terms capitalized but not defined herein shall have the same meanings given in the Lease.

Section 2. Amendments. The Lease is hereby amended as follows:

(A) Section 1.4, Term and Commencement Date, of the Lease is hereby amended and replaced in its entirety as follows:

1.3 Term and Commencement Date. *The Term of this Lease, with regard to use of the Premises for the Permitted Use, shall commence on August 1, 2007 and end at midnight on July 31, 2017.*

Section 3. No Further Modification. Except as specifically modified and amended pursuant to the terms of this First Amendment, the Lease shall remain in full force and effect, and the terms and conditions thereof are hereby ratified and affirmed by the parties thereto.

Section 4. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

Section 5. Effective Date. This Amendment shall be effective as of the date first written above.

IN WITNESS WHEREOF, the parties have duly executed this First Amendment to Commercial Lease as of the date first above written.

"LESSOR"

CITY OF FLAGSTAFF, an Arizona municipal corporation

By Kevin Burke
Name: ~~Kevin~~ Kevin Burke
Title: City Manager

ATTEST:

Margie Brown
City Clerk

APPROVED AS TO FORM:

John Paul for
City Attorney

"LESSEE"

Southside Community Association,
an Arizona non-profit corporation

By Deborah A. Harris
Name Deborah A. Harris
Title SSCA Board President

State of Arizona)

)

County of Coconino)

On this 11th day of June, 2012, before me personally
appeared Kevin Burke (name of signer), whom I
know personally, and acknowledged that he/she executed the same.

(seal)

Stacy L. Saltzburg
Notary Public

