

## **FIRST AMENDMENT TO CITY HALL LEASE AGREEMENT**

This First Amendment to City Hall Lease Agreement (this “Amendment”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, and between the City of Dalton, a Georgia municipal corporation (hereinafter called “City”), and the Dalton City School District (hereinafter called “Lessee”).

### **W I T N E S S E T H:**

**WHEREAS**, the parties entered into that certain City Hall Lease Agreement dated December 16, 2020 (the “Lease”), pursuant to which City has agreed to lease certain real estate as described therein (the “Property”); and

**WHEREAS**, the parties have agreed to amend the Lease, to reflect certain other agreements between the parties;

**NOW THEREFORE**, for and in consideration in the sum of ten dollars (\$10.00) and hand paid, the premises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged the parties hereby agree as follows:

1. The parties hereto acknowledge that the above recitals to this Amendment are true and correct, and they agree that the same are incorporated by reference into the body of this Amendment.
2. The parties do hereby agree to amend and modify the Lease to provide as follows:
  - a. Unless sooner terminated as otherwise set forth herein, this Lease shall terminate on June 30, 2026.
  - b. Lessee agrees to pay as rent, in addition to the rent amounts set forth in Paragraphs 4 and 5 of the Lease, one hundred thousand dollars (\$100,000.00) toward the cost of the repair and replacement project for the Building windows. Lessor will render to Lessee a monthly invoice for such costs as the same are incurred, which Lessee shall pay within ten (10) days of receipt.
3. Except as herein specifically modified, all of the terms, conditions and provisions of the Lease shall remain in full force and effect.
4. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.
5. All capitalized terms not defined herein shall have the meanings ascribed to them in the Lease.
6. Handwritten signatures to this Agreement transmitted by telecopy or electronic transmission (for example, through the use of a Portable Document Format or “PDF” file) shall be valid and effective to bind the parties so signing. It is expressly agreed that each party to this Amendment shall be bound by its own telecopied or electronically transmitted handwritten signature and shall accept the telecopy or electronically transmitted handwritten signature of the other party to this Amendment. The parties hereto agree that the use of telecopied or electronic signatures for the execution of this Amendment shall be legal and binding and shall have the same full force and effect as if originally signed.

7. This Amendment may be executed in several counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Amendment.

**IN WITNESS WHEREOF**, the parties hereto have set their hands the day and year above written.

**CITY:**  
**City of Dalton, Georgia**

**LEESSEE:**  
**Dalton City School District**

By: \_\_\_\_\_  
Title: Mayor

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest: \_\_\_\_\_  
Title: City Clerk