

AMENDMENT NO. 2 TO BUILDING LEASE AGREEMENT

This Amendment No. 2 to Building Lease Agreement is entered into this 1st day of July, 2021, by and between the Arizona Board of Regents, a body corporate, for and on behalf of the University of Arizona, (the "Landlord") and the City of Douglas, a municipal corporation, (the "Tenant"), individually as the "Party" and collectively the "Parties".

RECITAL:

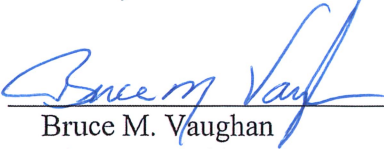
- A. Landlord and Tenant entered into the Building Lease Agreement dated August 12, 2015, (the "Lease") covering that portion of the building located at 2017 Rogers Avenue in Douglas, Cochise County, Arizona, comprising approximately 2,178 square feet, with a 5-year lease term ending August 11, 2020.
- B. The Parties agreed to extend the Lease term an additional twelve-month period ending August 11, 2021, and Tenant shall have the option to renew the Lease an additional twelve-month period.
- C. The Parties mutually agree to amend the Lease under the following terms and conditions.

NOW THEREFORE, the Parties amend the Lease as follows:

- 1. TERM. Neither party is in default under the terms of the Lease; therefore, Tenant exercises the one-year renewal option for the period August 12, 2021, through August 11, 2022. Tenant shall have the option to renew the Lease an additional twelve-month period.
- 2. RENT. Effective August 12, 2021, the rental rate shall increase 2% to \$16.86 per square foot. Should Tenant exercise the one-year renewal option, the rental rate shall be subject to a 2% increase.
- 3. All other terms, covenants, and conditions of the Lease and Amendment shall remain the same.

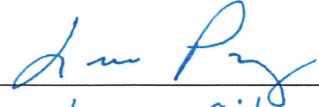
IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment No. 2 to Building Lease Agreement to be fully executed as of the day and year first above written.

Arizona Board of Regents,  
a body corporate, for and on behalf of  
The University of Arizona

By:   
Bruce M. Vaughan  
Director, Real Estate  
Planning, Design & Construction

Date: 7/28/2021

City of Douglas, a municipal  
corporation

By:   
Its: Interim City Manager

Date: 7/28/21