

**LEASE EXTENSION AND MODIFICATION AGREEMENT
FOR THE HOMEWOOD AUDITORIUM**

This Month-to-Month Lease Agreement ("Agreement") is entered into this ____ day of _____, 2025, between the VILLAGE OF HOMEWOOD, an Illinois municipal corporation ("Lessor"), and the HOMEWOOD ARTS COUNCIL, an Illinois not-for-profit corporation ("Lessee").

RECITALS

WHEREAS, the parties previously entered into a lease agreement dated May 28, 2024, which expired on June 30, 2025; and

WHEREAS, the parties desire to continue the lease on a month-to-month basis under the same terms of the prior agreement except as modified herein.

AGREEMENT

1. Premises: Lessor hereby leases to Lessee, on a month-to-month basis, the portion of the building known as the "Homewood Auditorium" at 2010 Chestnut Road, Homewood, Illinois, including the lobby, gymnasium, stage, two locker rooms, and kitchen.

2. Term: The term of this Agreement shall begin on July 1, 2025, and continue on a month-to-month basis. Either party may terminate this Agreement by providing thirty (30) days' written notice to the other party.

3. Rent: Lessee shall pay to Lessor rent in the amount of One Dollar (\$1.00) per year, payable in advance.

4. Prior Terms Incorporated: All terms of the original lease agreement dated May 28, 2024, attached as Exhibit A to this Agreement, remain in full force and are incorporated by reference, except for the following:

- (a) Paragraph 3 is modified to reflect the month-to-month term recited above;
- (b) Paragraph 23 "Option to Renew" is deleted.

5. Entire Agreement: This Agreement is the entire understanding between the parties and may only be amended in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Village of Homewood, Lessor

By: _____

Title: _____

Date: _____

Homewood Arts Council, Lessee

By: _____

Title: _____

Date: _____

EXHIBIT A – 2024 Lease Agreement