

AMENDMENT NUMBER 2 TO LEASE

This Amendment Number 2 to the Lease between City of Kingsport, Tennessee and the United Way of Greater Kingsport is made with an effective date of March 1, 2026 by the City of Kingsport, Tennessee and the United Way of Greater Kingsport.

WITNESSETH:

WHEREAS the parties desire to amend the Lease between the parties for space in the V.O. Dobbins Sr. Complex;

NOW THEREFORE, based upon the mutual promises set out herein and other good and valuable consideration not necessary to set out herein the parties agree as follows:

1. That Section 1. of the Lease is amended by deleting the section in its entirety and replacing it with the following:

SECTION 1. Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord premises containing approximately 3,737 square feet, (hereinafter called "Leased Premises"), known as Suite 201, located in the office building known as V. O. Dobbins Nonprofit Wing (hereinafter called "Office Building"), which is situated on that certain parcel of land (hereinafter called "Office Building Area") more particularly described in Exhibit "B" attached hereto. The following covenants are a part of this Lease and shall be applicable at all times throughout the term of this Lease, any extensions or renewals thereof and as otherwise set forth herein.

2. That Section 2. of the Lease is amended by deleting the section in its entirety and replacing it with the following:

SECTION 2. Tenant shall pay to Landlord without previous demand therefor and without any setoff or deduction whatsoever, except as may be specifically provided herein, rent for the Leased Premises for the term of March 1, 2026 through December 31, 2026, at the rate of Five and 70/100 Dollars (\$5.70) per square foot per annum, payable in advance in equal monthly installments of One Thousand Three Hundred and Five and 30/100 Dollars (\$1,305.30) each on the first day of each month during the term hereof. All rentals payable by Tenant to Landlord under this Lease shall be paid to the Landlord at the office of the Landlord herein designated by it for notices or to such other place as Landlord may designate in writing to Tenant at least ten (10) days before such rental payment. Tenant shall promptly pay all rentals herein prescribed when and as the same shall become due and payable. If Landlord shall pay any monies or incur any expenses to cure any default of Tenant hereunder, the amounts so paid or incurred shall, at Landlord's option, and on notice to Tenant, be considered additional rentals, payable by Tenant with the first installment of rental

thereafter becoming due and payable, and may be collected or enforced as by law as provided in respect of rentals

Except as amended hereby, all other terms and conditions of the Lease and subsequent amendments thereto, shall remain in full force and effect and the parties hereto confirm and ratify the Lease as hereby amended.

IN WITNESS WHEREOF, the parties hereto have on the following page executed this Amendment Number 2 with the effective date of March 1, 2026.

LANDLORD:
CITY OF KINGSPORT, TENNESSEE

ATTEST:

Angela Marshall, Deputy City Recorder

By: _____
Paul W. Montgomery, Mayor

APPROVED AS TO FORM:

Rodney B. Rowlett, III, City Attorney

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, PAUL W. MONTGOMERY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of the City of Kingsport, Tennessee, and that he, as the Mayor, executed the foregoing instrument for the purposes therein contained, by signing his name as Mayor.

WITNESS my hand and official seal this ____ day of _____, 2026.

Notary Public

My commission expires:

TENANT:

UNITED WAY OF GREATER KINGSFORT

By: _____
_____, Executive Director

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainor, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of Upper East Tennessee Human Development Agency, and that he as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing his name as Executive Director.

WITNESS my hand and official seal this ____ day of _____, 2026.

Notary Public

My commission expires:
