

AMENDMENT NUMBER 1 TO LEASE

This Amendment Number 1 to the Lease between City of Kingsport, Tennessee and American Golf Club, LLC, is made with an effective date of September 1, 2025 by the City of Kingsport, Tennessee and American Golf Club, LLC.

WITNESSETH:

WHEREAS the parties desire to amend the Lease between the parties for a parcel of land located at Stonebrook Place, Kingsport, Tennessee;

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 2.2. of the Lease is amended to include the following "The Lease shall be extended for a period of one (1) year from the effective date of this Amendment Number 1 to the Lease, with such rights of termination as are expressly set forth in the Lease and this Amendment Number 1.

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

IN WHITNESS WHEREOF, the parties hereto have executed this Amendment Number 1 with the effective date of September 1, 2025.

LANDLORD:

CITY OF KINGSFORT, TENNESSEE

ATTEST:

Travis Bishop, City Recorder

By: _____
Paul W. Montgomery, Mayor

APPROVED AS TO FORM:

Rodney B. Rowlett, III , City Attorney

TENANT:

AMERICAN GOLF CLUB, LLC

By: _____

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 October, 2025.

Notary Public

My commission expires: _____

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 _____ of American Gold Club, LLC, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing his name as _____.

WITNESS my hand and official seal this _____ day of October, 2025.

Notary Public

My commission expires: _____