

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("Amendment") is made and entered into this, the _____ day of _____, 2023, by and between the **CITY OF KINGSPORT**, a Tennessee municipal corporation ("Lessor") and the **KINGSPORT CHAMBER FOUNDATION**, a Tennessee non-profit corporation ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee entered into a Lease Agreement, dated February 9, 2015, ("Lease"), pursuant to which Lessee leased approximately 1,471 square foot office space having a street address of 400 Clinchfield Street, Suite 210, Kingsport, Tennessee ("Premises").

WHEREAS, Lessor and Lessee wish to amend the Lease to modify the term of the lease; and

WHEREAS, Lessor and Lessee wish to amend the Lease to include an option to renew the Lease.

NOW, therefore, intending to be legally bound hereby, the Parties agree:

1. Section 2 of the Lease is hereby deleted in its entirety and replaced as follows:

SECTION 2. LEASE TERM. The term of this lease shall begin on November 19, 2014, at noon and shall terminate on November 30, 2027, at noon, unless sooner terminated as herein approved.

2. Section 37 is added to the Lease as follows:

SECTION 37. OPTION TO RENEW. The Lease term may be extended for two (2) additional years at the same monthly amount, so long as Lessee provides written notice to Lessor at least six months prior to the November 30, 2027, expiration date.

3. All other provisions of the Lease not specifically amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Lessor and Lessee hereto have executed this amendment as of the date and year first written above.

[SIGNATURES ON THE NEXT PAGE]

Kingsport Chamber Foundation

City of Kingsport, Tennessee

Miles A. Burdine, Secretary

Patrick W. Shull, Mayor

Date

Date

Printed Name

Attest:

Angela Marshall, Deputy City Recorder

Approved as to form:

Rodney B. Rowlett, III, City Attorney

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid state and county, the within-named bargainor, **PATRICK W. SHULL**, 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 Mayor, executed the foregoing instrument for the purposes therein contained, by signing his name as Mayor.

WITNESS my hand and official seal at this office this, the ____ day of _____, 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid state and county, the within-named bargainor, **MILES A. BURDINE**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of the Kingsport Chamber of Commerce Foundation, and that he, as the Secretary, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary.

WITNESS my hand and official seal at this office this, the ____ day of _____, 2023.

Notary Public

My Commission Expires: _____