

FIRST AMENDMENT TO
COMMERCIAL REAL ESTATE LEASE AGREEMENT

THIS FIRST AMENDMENT TO COMMERCIAL REAL ESTATE LEASE AGREEMENT made and entered December ____, 2025 (the “First Amendment”) as of and effective January 1, 2026 (the “Effective Date”), by and between **THE CITY OF LAWRENCEVILLE, GEORGIA** (hereinafter referred to as “Landlord”), and **LUZ CASTRO** (hereinafter referred to as Tenant (“Tenant”).

W I T N E S S E T H:

WHEREAS, on or about November 15, 2022, the Tenant entered into a Commercial Real Estate Lease Agreement with Vendue Properties, LLC, the owner of the property at 290 S. Perry Street, Lawrenceville, Georgia 30046; and

WHEREAS, Vendue has sold the property to the City of Lawrenceville, Georgia; and

WHEREAS, the City and the Tenant have agreed to revise the Lease Agreement according to the terms outlined herein;

NOW, THEREFORE, the parties hereto agree as follows:

1.

The Lease Agreement is amended to extend the term through and including August 31, 2027. Thereafter, Tenant may occupy the property on a month to month basis only with the consent of the Landlord.

2.

Tenant shall pay monthly rent of \$2,500.00 per month beginning January 1, 2026 and continuing through August 31, 2026. Beginning September 1, 2026, Tenant shall pay \$3,733.00 per month through the end of the term. Tenant shall be responsible for paying all utilities, lawn care, maintenance including HVAC repairs and maintenance. The Landlord shall be responsible for any taxes, property and casualty insurance and maintenance and repairs of the roof. Except as Amended herein, the terms of the original Commercial Real Estate Lease Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, Landlord and Tenant have executed this First Amendment to Commercial Lease Agreement as of the Effective Date first above written.

LANDLORD:

CITY OF LAWRENCEVILLE, GEORGIA

TENANT:

By: _____
Name: _____
Title: _____

Luz Castro