

**STATE OF UTAH
ADMINISTRATIVE OFFICE OF THE COURTS
CONTRACT NO. 96-1535
AMENDMENT NO. 1**

TO BE ATTACHED TO AND MADE A PART OF the above numbered contract by and between San Juan County, a political subdivision of the State of Utah, whose principle place of business is 117 S Main, Monticello, Utah 84535; hereinafter called “LESSOR,” and the Utah State Courts, Administrative Office of the Courts for and in behalf of the Seventh District Courts, hereinafter called “LESSEE.”

W I T N E S S E T H

THAT WHEREAS, LESSOR and LESSEE have heretofore entered into that certain Lease Agreement (Contract No. 96-1535) for 3,206 square feet located at 297 S Main St., Monticello, Utah 84535, which currently expires June 30, 2020; and

WHEREAS, LESSOR and LESSEE have agreed to extend the term of the Contract through June 30, 2025 (5) year term on a year to year lease: and

WHEREAS, LESSOR and LESSEE have agreed to continue the current rental rate through the new 5 year term; and amend the contract and rent amount if extra square footage is added to the Court’s leased space through a future facility remodel by the County prior to June 30, 2025; and

NOW THEREFORE, for and in consideration of the mutual covenants, conditions, and agreements herein contained, and other good and valuable considerations, it is covenanted and agreed between the parties that the aforesaid Lease Agreement be modified and amended as follows:

SECTION 1. CONTRACT TERM

- a. LESSOR and LESSEE hereby agree to modify the term of this Contract which commenced on July 1, 1995 and expires on June 30, 2020, to continue through June 30, 2025.
- b. LESSOR and LESSEE hereby agree the Sublease shall continue thereafter on a month to month rental basis if option to renew is not exercised by LESSEE as provided for in Section 2 of this Amendment No. 1. The Contract will remain in full force and effect on a month to month basis until terminated by either party by giving sixty (60) days advance written notice to the other party.

SECTION 2. OPTION TO RENEW

- a. LESSOR covenants with LESSEE that LESSOR may agree to extend or renew this agreement beyond June 30, 2025, upon such terms and conditions as are mutually agreeable.

RENT SCHEDULE - EXHIBIT "A"

	Fiscal Year	Period Beginning Date	Period Ending Date	Leased SF	Annual Rate	O&M	Total Annual Payment
1	2020	7/1/2020	12/31/2021				
	2021	1/1/2021	6/30/2021	3,206	\$ 8.50	Inc.	\$ 27,251.00
2	2021	7/1/2021	12/31/2021				
	2022	1/1/2022	6/30/2022	3,206	\$ 8.67	Inc.	\$ 27,796.02
3	2022	7/1/2022	12/31/2022				
	2023	1/1/2023	6/30/2023	3,206	\$ 8.84	Inc.	\$ 28,341.04
4	2023	7/1/2023	12/31/2023				
	2024	1/1/2024	6/30/2024	3,206	\$ 9.01	Inc.	\$ 28,886.06
5	2024	7/1/2024	12/31/2024				
	2025	1/1/2025	6/30/2025	3,206	\$ 9.19	Inc.	\$ 29,463.14
							\$ 141,737.26