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."

WITNESSETH

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.

b. To extend or renew this agreement, LESSEE must give LESSOR written notice of its desire to extend the Contract an additional term at least sixty (60) days prior to the end of the then lease term

SECTION 3. RENTAL SCHEDULE

For the period beginning July 1, 2020, and ending June 30, 2025, LESSEE shall pay to LESSOR rent in accordance with the schedule attached hereto and made part of this lease agreement as Exhibit "A":

All other covenants, terms, and conditions of the subject Contract, as amended, are not modified by this Amendment No. 1 and are to remain in full force and effect.

SECTION 4. EARLY TERMINATION RIGHT

LESSEE shall have the right to terminate the lease at any time before the contract term expires with six (6) months advanced written notice to the LESSOR.

IN WITNESS WHEREOF, the parties hereto sign and cause this Contract Amendment No. 1 to be executed.

LESSEE State of Utah		LESSOR San Juan County				
State of Otali		San Juan County				
Cathy Dupont	Date		Date			
Deputy Court Administrator		County Commission Chair				
Karl Sweeney	Date		Date			
Budget Manager		County Clerk				
Approved:						
Brent Johnson	Date					
AOC General Counsel						
Utah Division of Finance						

RENT SCHEDULE - EXHIBIT "A"

		Period					
	Fiscal	Beginning	Period Ending		Annual		Total Annual
	Year	Date	Date	Leased SF	Rate	O&M	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