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C-8477-1
11/14/2014



OFFICE LEASE AMENDMENT

**BETWEEN THE CITY OF GLENDALE
AND**

GLENDALE CHAMBER OF COMMERCE

**BANK OF AMERICA PLAZA BUILDING
5800 WEST GLENN DRIVE
GLENDALE, ARIZONA
85301**

FIRST AMENDMENT TO LEASE AGREEMENT

This Amendment No. 1 to the Office Lease Agreement (dated May 28, 2013) and is entered into this 14 day of November, 2014 between the City of Glendale, an Arizona municipal corporation (Landlord), and the Glendale Chamber of Commerce (Tenant) governing the property located at 5800 West Glenn Drive, Suite 275, Glendale, AZ 85301

The parties agree that the Office Lease Agreement shall be amended as follows:

1. Summary and Definition of Certain Lease Provisions.

Article 1.1 (j) Premises. The Family Restroom located in the 2nd floor common area is now considered expansion space containing 96 rentable square feet and 87 usable square feet. The Chamber of Commerce current premises, Suite 275, is amended to adjust its current 4,171 rentable square feet and 3,792 usable square feet to add 96 rentable square feet and 87 usable square feet for new total square feet per Lease as follows

4,267 rentable square feet and 3,879 usable square feet

Article 1.1 (k) Minimum Monthly Rent is adjusted as follows

| | |
|---------------------|-------------------------------------|
| 11/1/2014-8/31/2015 | \$3,200.25 per month (\$9 00/RSF)* |
| 9/1/2015- 8/31/2017 | \$3,378 04 per month (\$9 50/RSF)* |
| 9/1/2017- 8/31/2019 | \$3,555.83 per month (\$10 00/RSF)* |
| 9/1/2019- 8/31/2021 | \$3,733 63 per month (\$10 50/RSF)* |
| 9/1/2021- 8/31/2023 | \$3,911 42 per month(\$11 00/RSF)* |

*plus applicable rental tax

Article 1.1 (l) Tenant's Pro Rata Share is adjusted from 7.27% to 7.44%

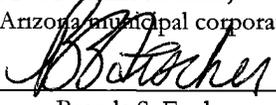
Article 1.1 (n) Current Security Deposit on hand is \$3,823.42 will not be adjusted to reflect "new" last month's rent

- 2. Additional Premises/Expansion Space:** Landlord and Tenant agree that Tenant accepts Additional Premises/Expansion Space in an as-is condition. The Expansion Space is for the sole use of the Chamber of Commerce and its visitors, invitees and guests. No keys will be distributed to other Tenants of the Building and the key shall not be duplicated without written consent of Landlord. Landlord shall clean and stock the Expansion Space on the same schedule as Suite 275.
- 3. Ratification of the Lease.** Except as specifically set forth in this Amendment, the parties agree that the Lease remains and in full force and effect, and further ratify, and affirm the Lease as amended by this Amendment No. 1. From and after the Effective Date, the term "Lease" shall be deemed to mean and include the Lease as amended by this Amendment.
- 4. Effective Date.** The "Effective Date" of this Amendment shall mean the date on which the Amendment is signed by the last party.

IN WITNESS WHEREOF, the parties have duly executed this First Amendment to Office Lease Agreement this 14 day of November, 2014.

LANDLORD

CITY OF GLENDALE,
An Arizona municipal corporation

By 

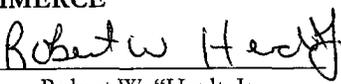
Brenda S Fischer

Title City Manager

Date 11/13/14

TENANT

**GLENDALE CHAMBER OF
COMMERCE**

By 

Robert W "Heidt, Jr

Its. President & CEO

Date 11-12-14

ATTEST:


Pamela Hanna, City Clerk

APPROVED AS TO FORM


City Atty