

**FIRST AMENDMENT TO
LEASE OF BUILDING AND REAL PROPERTY AGREEMENT**

THIS FIRST AMENDMENT TO LEASE OF BUILDING AND REAL PROPERTY (this "Lease") is executed this ____ day of May, 2018 between Moore Returns, LLC a Colorado limited liability company ("Landlord"), whose address is PO BOX 527, Pine, CO 80470, and the Town of Castle Rock, a Colorado home rule municipal corporation ("Tenant"), whose address is 100 N. Wilcox Street, Castle Rock, Colorado 80104.

RECITALS

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties agree as follows:

A. Landlord and Tenant are parties to the Lease of Building and Real Property Agreement dated May 3, 2017 for the lease of certain property located at 1335 Park Street, Castle Rock, Colorado 80104 ("Lease").

B. The term of the Lease expires June 1, 2018.

C. Tenant desires to extend the Lease for an additional 6 months, expiring December 31, 2018 and Landlord agrees to such extension.

AGREEMENT

Section 1. Amendment. The Lease Term, as set forth in Exhibit A to the Lease is hereby amended to extend the Lease Term to December 31, 2018.

Section 2. Ratification. Except to the extent expressly modified by this First Amendment, the Lease is in full force and effect. To the extent of any inconsistency between this First Amendment and the SIA, the terms and conditions of this First Amendment shall control.

IN WITNESS WHEREOF the parties hereto have caused this First Amendment to Lease of Building and Real Property to be executed the day and year first above written.

(SIGNATURE PAGES TO FOLLOW)

LANDLORD:

Moore Returns, LLC

By: _____

Name: Bill Moore

Title: Owner

TENANT:

TOWN OF CASTLE ROCK

ATTEST:

Lisa Anderson , Town Clerk

Jennifer Green, Mayor

Approved as to form:

Robert J. Slentz, Town Attorney

EXHIBIT A

DEMISED PREMISES – LEGAL DESCRIPTION:

1335 Park Street, Castle Rock, CO 80104

South Building & Parking Lot to East of building

LEASE TERM:

COMMENCEMENT DATE: June 1st, 2017

EXPIRATION DATE: June 1st, 2018

The initial Basic Rent* shall be \$6,540.50 per month, as defined in Lease Agreement:

<u>Lease Period</u>	<u>Monthly Rent</u>
6/1/17 – 12/31/2017	\$6,540.50
1/1/18 – 6/1/2018	\$6,736.72

**Base rate is inclusive of rent, property taxes, and utilities.*

Tenant is responsible for trash removal, insurance and regular maintenance of building.

PLACE FOR PAYMENTS:

Please mail rent payments and all correspondence to:

**Moore Returns, LLC
PO BOX 527
Pine, CO 80470**